

# \$509,000 - 9450 150 Street, Edmonton

MLS® #E4452081

## \$509,000

4 Bedroom, 2.50 Bathroom, 1,539 sqft  
Single Family on 0.00 Acres

Sherwood, Edmonton, AB

This home showcases exceptional craftsmanship and attention to detail. It features three bedrooms upstairs, plus a versatile den or office on the main floor. The primary bedroom boasts a beautiful ensuite bathroom and a spacious walk-in closet. You'll find visible upgrades like stainless steel appliances, quartz countertops throughout, and custom lighting. Beyond these, the home also includes less obvious but equally important enhancements such as triple-pane windows, sound-bar insulation in the dividing walls for soundproofing, and large metal brackets under concrete walkways to prevent sinking. We've also chosen maximum-thickness vinyl plank flooring for long-lasting durability. Quality was never sacrificed for cost. Enjoy the hot summer days on the large deck with air conditioning. The property also includes a fully fenced yard and is conveniently located close to all amenities. A side entrance to the basement offers potential for future suite development.



Built in 2017

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452081  |
| Price    | \$509,000 |
| Bedrooms | 4         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,539         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9450 150 Street |
| Area        | Edmonton        |
| Subdivision | Sherwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 1G7         |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                           |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Hardie Board Siding                                                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                                        |
|--------------|----------------------------------------|
| Roof         | Asphalt Shingles                       |
| Construction | Wood, Composition, Hardie Board Siding |
| Foundation   | Concrete Perimeter                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 83               |
| Zoning         | Zone 22          |

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Listing information last updated on October 30th, 2025 at 9:02pm MDT