

## \$2,499,000 - 9704 146 Street, Edmonton

MLS® #E4455199

**\$2,499,000**

5 Bedroom, 4.50 Bathroom, 3,538 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

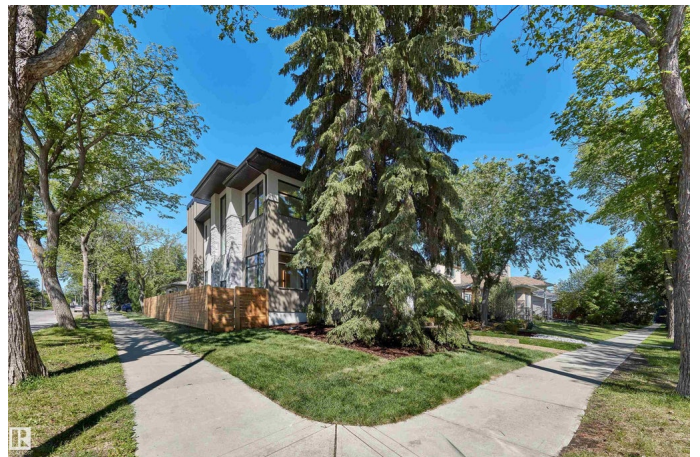
Construction completed in 2025...Modern elegance combined with sophisticated style, just steps away from the river valley. This stunning new construction, infill, 2 story home has over 5382sqft of well-designed living space including the finished basement-luxury living with 4 + 1 bedrooms, 4.5 baths, office, butler pantry & more " Triple ATTACHED heated garage - all located on a 6692sqft lot, with a beautifully landscaped west facing, fenced backyard! Entering the home, you will love the floor to ceiling windows-allowing for natural light to flow throughout. The homes design, details & features are found in every room & have been professionally curated " from the custom chef's kitchen to the well-appointed primary bed & hotel style ensuite & dressing room. The style flows downstairs to the family room which features a bar area, 5th bed, 3-piece bathroom with steam shower, home gym & radiant heated floors throughout & an incredible amount of storage. This new home is the complete package inside & out!

Built in 2024

### Essential Information

MLS® # E4455199

Price \$2,499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,538                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9704 146 Street |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5N 2Z4         |

### Amenities

|                |                                                                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Insulation-Upgraded, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar, Infill Property, Exterior Walls 2"x8", HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                                                                                     |
| Parking        | Heated, Insulated, Over Sized, Triple Garage Attached                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Wine/Beverage Cooler, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                            |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Hardie Board Siding                                                                              |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Stucco, Hardie Board Siding                                                                              |
| Foundation        | Concrete Perimeter                                                                                                    |

## School Information

|            |                      |
|------------|----------------------|
| Elementary | Crestwood School     |
| Middle     | Crestwood School     |
| High       | Ross Sheppard school |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 58                |
| Zoning         | Zone 10           |

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Listing information last updated on October 26th, 2025 at 9:02pm MDT