

Courtesy Of Patti Holtz Of RE/MAX Elite

# \$459,900 - 9835 165 Avenue, Edmonton

MLS® #E4435826

**\$459,900**

4 Bedroom, 2.50 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Lorelei, Edmonton, AB

Welcome to this gorgeous, fully finished 4 level split in Lorelei, featuring 4 BEDROOMS, 3 bathrooms and over 2000sqft of total living space! Step into the spacious main level and enjoy your large living & dining room, flooded with natural light. Youâ€™ll LOVE the renovated kitchen (2023) w/ new appliances, quartz countertops and a huge eat-up island, plus loads of storage. Upstairs youâ€™ll find the large primary bedroom w/ 2 pce ensuite, 2 more bedrooms and an updated 5 pce main bathroom. The third level offers a 4th generously sized bedroom, 3 pce bathrm and an inviting family room, w/ updated carpet and cozy wood burning FIREPLACE. Still more entertaining space in the basement, plus large laundry rm w/ newer washer & dryer & additional storage! Outside youâ€™ll enjoy the enormous, south facing backyard, newer deck, concrete patio, newer shingles & windows, DBL ATTCHD garage & extended driveway. Close to schools and all amenities. Just move in!

Built in 1980

## Essential Information

MLS® #	E4435826
Price	\$459,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,101
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9835 165 Avenue
Area	Edmonton
Subdivision	Lorelei
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4Z1

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Parking-Extra, Patio
Parking Spaces	5
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 27

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Listing information last updated on May 12th, 2025 at 7:47am MDT