

## \$875,000 - 9437 144 Street, Edmonton

MLS® #E4449176

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,713 sqft

Single Family on 0.00 Acres

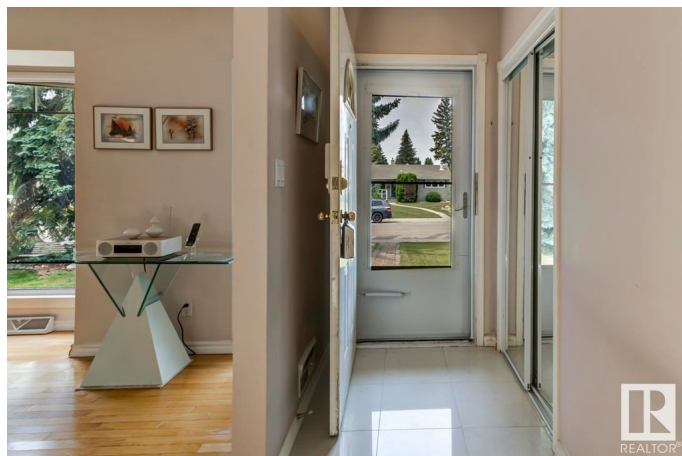
Crestwood, Edmonton, AB

Welcome home to Crestwood - one of Edmonton's most desirable neighbourhoods! This beautifully maintained 1715 sq ft bungalow sits on a quiet street just steps from the scenic MacKenzie Ravine. The main floor features three spacious bedrooms, two full baths, and a sunlit living room with hardwood floors flowing into a large dining area—perfect for hosting. The bright kitchen offers ample cabinets and a breakfast nook overlooking the private, landscaped backyard. The adjacent family room with fireplace creates a warm, inviting space for everyday living and entertaining. The finished basement adds a fourth bedroom, full bath, and a large rec room or home theatre. Additional perks include central air conditioning and a double detached garage. Enjoy summer evenings on the patio or explore nearby parks and trails. Quick access to the River Valley, downtown, restaurants, cafes, L'oca Market, shops, and more.

Built in 1955

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449176  |
| Price     | \$875,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,713                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9437 144 Street |
| Area        | Edmonton        |
| Subdivision | Crestwood       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 0R8         |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking Spaces | 4                                                                                             |
| Parking        | Double Garage Detached                                                                        |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Partial, Finished                                                                                                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public |

|              |                                                     |
|--------------|-----------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof         | Asphalt Shingles                                    |
| Construction | Wood, Stone, Vinyl                                  |
| Foundation   | Concrete Perimeter                                  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Crestwood, Holy Cross     |
| Middle     | Johnny Bright, Holy Cross |
| High       | FX, Picard, Ross Shep     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 10         |

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Listing information last updated on August 15th, 2025 at 3:02am MDT