

\$4,250,000 - 9610 167 Street, Edmonton

MLS® #E4395544

\$4,250,000

4 Bedroom, 3.50 Bathroom, 3,044 sqft
Single Family on 80.00 Acres

Edmonton South West, Edmonton, AB

80 Acres with private treed setting backing onto Whitemud Creek, in one of the hottest distribution warehouse development corridors, with direct access to future airport area highway expansion. How close? Alberta Transportation is in talks to buy some of the land to facilitate. Hillside bungalow has over 6,000 square feet of developed space, triple car garage, 7,000 sq ft SHOP with 3 phase power and hoists. Main floor has feature vaulted ceilings in foyer and living room. Primary bedroom has luxurious ensuite bathroom and spacious walk in closet. The living room, nook, and kitchen have amazing ravine and river views overlooking expansive fields. Walking out onto the breathtaking deck sun room feels like a chalet at a resort. Basement has 3 bedrooms, exercise room, theatre and pool room, bar as well as additional storage. Roof has 12:12 pitch, cedar shakes.

Built in 1998

Essential Information

| | |
|------------|-------------|
| MLS® # | E4395544 |
| Price | \$4,250,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 3,044 |
| Acres | 80.00 |
| Year Built | 1998 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Hillside Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 9610 167 Street |
| Area | Edmonton |
| Subdivision | Edmonton South West |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6Y 0C7 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Bar, Closet Organizers, Deck, Exercise Room, R.V. Storage, Walkout Basement, See Remarks |
| Parking | Heated, Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Three Sided |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Airport Nearby, Private Setting, River Valley View, Treed Lot, Partially Fenced |

| | |
|--------------|---------------------|
| Roof | Cedar Shakes |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2024 |
| Days on Market | 348 |
| Zoning | Zone 31 |

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Listing information last updated on June 16th, 2025 at 7:32pm MDT