

# \$414,555 - 9807 165 Avenue, Edmonton

MLS® #E4464379

**\$414,555**

4 Bedroom, 1.50 Bathroom, 989 sqft

Single Family on 0.00 Acres

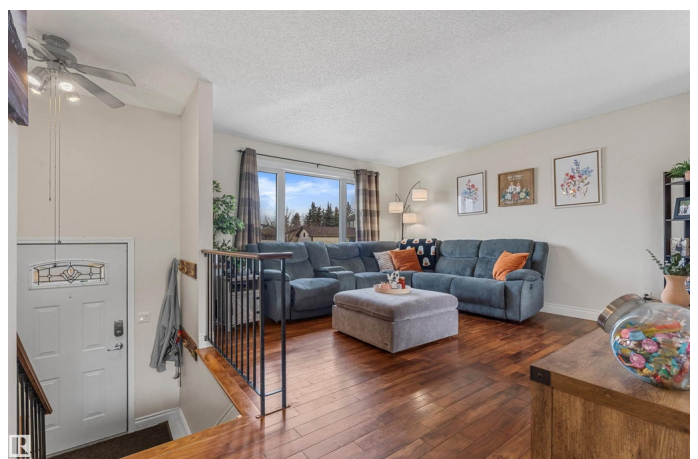
Lorelei, Edmonton, AB

Outstanding location, Oversized Garage, Huge Yard, & Move-in-ready! Step inside to find gleaming hardwood floors throughout the living room, hallway, & all 3 upper bedrooms – no carpet on the main floor! The kitchen features new vinyl flooring, plenty of cabinets, & overlooks the massive new 2-tier deck in the yard. Main floor offers 3 bedrooms & a renovated 4-pc bath. A few steps down, enjoy a spacious rec room perfect for movie nights or family fun, plus your 4th bedroom & half bath (room to make it a full bath). Outside, relax in your sunny south-facing pie-shaped yard, and a 2-tiered deck ideal for entertaining. New shingles, newer HWT & Furnace, and a 24x24 oversized detached garage with a long front driveway access complete this fantastic property. Just minutes from Namao Shopping Centre and Anthony Henday! Move-in ready, perfectly located, and ready to be yours!

Built in 1983

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464379  |
| Price      | \$414,555 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 989                    |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9807 165 Avenue |
| Area        | Edmonton        |
| Subdivision | Lorelei         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4Z1         |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Parking-Extra, R.V. Storage        |
| Parking   | Double Garage Attached, Front/Rear Drive Access, Over Sized |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                         |

### School Information

|            |                |
|------------|----------------|
| Elementary | Lorelei School |
|------------|----------------|

|        |                         |
|--------|-------------------------|
| Middle | Mary Butterworth School |
| High   | Queen Elizabeth School  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 27            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 6th, 2025 at 6:02am MST