

# \$625,000 - 9432 148 Street, Edmonton

MLS® #E4434090

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,133 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Prime opportunity in sought-after Parkview! This exceptional 65' x 140' (851 m<sup>2</sup>) lot is ideally located across from Mackenzie Ravine. With RS zoning and a unique position at the ravine's end, the property offers potential for subdivision, infill, or multi-family development. The existing home offers spacious living room and upgraded kitchen, 3 bedrooms on the main floor, a finished basement, and a double detached garage with alley access. Fully finished basement! Features include vinyl plank flooring, built in closet shelving, jacuzzi tub, windows replaced (2010), upgraded bathroom, basement walls all re-insulated and sewer line replaced 2-3 years ago. Parkview is known for its mature tree-lined streets, generous lot sizes, and ravine views and access—just minutes from downtown. Families will appreciate nearby Parkview School (K-9) and St. Rose Junior High, along with convenient access to local shops, parks, and the expansive river valley trail system. A perfect blend of urban living and natural beauty.



Built in 1955

## Essential Information

MLS® #                    E4434090  
Price                     \$625,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9432 148 Street
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1A6

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Lot Description	65 x 140
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 2025  
Days on Market                45  
Zoning                              Zone 10



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