

## \$2,697,500 - 9704 146 Street, Edmonton

MLS® #E4438813

**\$2,697,500**

5 Bedroom, 4.50 Bathroom, 3,538 sqft

Single Family on 0.00 Acres

Crestwood, Edmonton, AB

NEW - Modern elegance combined with sophisticated style in Crestwood, just steps away from the river valley. This stunning new construction, infill, 2 story home has over 5382sqft of well-designed living space including the finished basement-luxury living with 4 + 1 bedrooms, 4.5 baths, office, butler pantry & more – Triple ATTACHED heated garage - all located on a 6692sqft lot, with a beautifully landscaped west facing, fenced backyard! Entering the home, you will love the floor to ceiling windows-allowing for natural light to flow throughout. The homes design, details & features are found in every room & have been professionally curated – from the custom chef’s kitchen to the well-appointed primary bed & hotel style ensuite & dressing room. The style flows downstairs to the family room which features a bar area, 5th bed, 3-piece bathroom with steam shower, home gym & radiant heated floors throughout & an incredible amount of storage. This new home is the complete package inside & out-ready to move in!

Built in 2024

### Essential Information

MLS® # E4438813

Price \$2,697,500



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,538
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9704 146 Street
Area	Edmonton
Subdivision	Crestwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 2Z4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Insulation-Upgraded, Vaulted Ceiling, Wall Unit-Built-In, Wet Bar, Infill Property, Exterior Walls 2"x8", HRV System, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Heated, Insulated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Wine/Beverage Cooler, Dryer-Two, Washers-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3

Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco, Hardie Board Siding
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Crestwood School
Middle	Crestwood School
High	Ross Sheppard school

### Additional Information

Date Listed	May 28th, 2025
Days on Market	66
Zoning	Zone 10

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 August 2nd, 2025 at 5:02pm MDT