

## **\$3,760,000 - 9610 167 Street, Edmonton**

MLS® #E4453454

### **\$3,760,000**

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

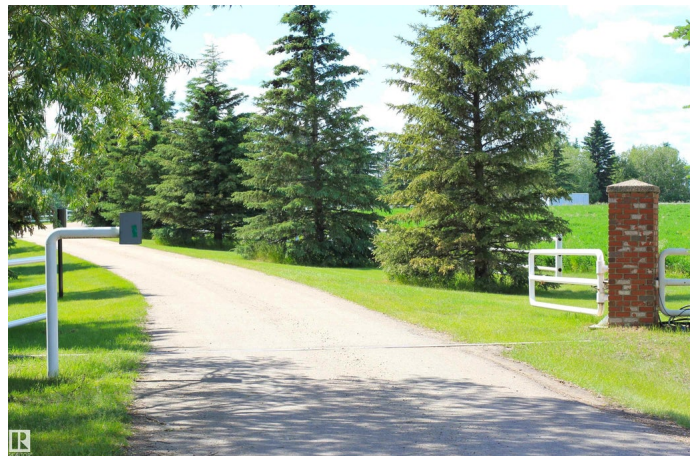
Edmonton South West, Edmonton, AB

Nestled on a private, treed 80-acre setting along Whitemud Creek, this extraordinary estate combines serene natural beauty with prime investment potential in one of the region's hottest distribution and warehouse corridors. The hillside bungalow offers over 6,000 sq. ft. of exquisitely developed space, featuring a grand vaulted foyer and living room with sweeping views of the ravine, river, and endless fields. The primary suite is a retreat, with a spa-inspired ensuite and expansive walk-in closet. Sunlit living areas, including the kitchen and nook, flow onto a spectacular deck and enclosed sunroom—evoking the ambiance of a luxury mountain chalet. The walkout lower level includes three bedrooms, a home theatre, games room, bar, exercise studio and high end in-floor heating. Triple-car attached garage is drywalled with work benches and ground drain. A 7,000 sq. ft. heated shop with three-phase power provides incredible versatility. A cedar shake roof & commanding architecture complete this rare offering.

Built in 1998

### **Essential Information**

MLS® #	E4453454
Price	\$3,760,000



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 August 17th, 2025

Days on Market 77

Zoning Zone 31

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