

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

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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 | 12                |
| Zoning         | Zone 31           |

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Listing information last updated on August 29th, 2025 at 10:47am MDT