

Courtesy Of Kevin B Grenier Of MaxWell Polaris

## \$154,900 - 9367 172 Street, Edmonton

MLS® #E4429140

**\$154,900**

2 Bedroom, 1.00 Bathroom, 888 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to your cozy and inviting upper-floor carriage home in the heart of West Edmonton! This bright 2-bedroom unit features easy-care laminate flooring, a spacious walk-in pantry, in-suite laundry, continental bathroom and a generous storage room. The open-concept living and dining area is highlighted by a charming wood-burning fireplace, perfect for relaxing evenings. Step onto your large private balcony to enjoy your morning coffee. With a dedicated parking stall right out front and an additional stall available for rent, convenience is key! Well-maintained complex with recent exterior updates. Unbeatable location—just minutes to shopping, restaurants, schools, parks, and public transit. Tenant-occupied until June 30; showings available with early July possession or assume the tenant. A fantastic opportunity in a sought-after community!

Built in 1980

### Essential Information

MLS® #	E4429140
Price	\$154,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00



Year Built	1980
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	9367 172 Street
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3C3

### **Amenities**

Amenities	Deck, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Aleda Pa K4,Alex Janv 4-6
Middle	Alex Janvier, St Thomas M.
High	Jasper Place, St FX

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$310

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 April 7th, 2025 at 1:32pm MDT