

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           |

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Listing information last updated on April 7th, 2025 at 3:17am MDT