# \$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 locationâ€"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

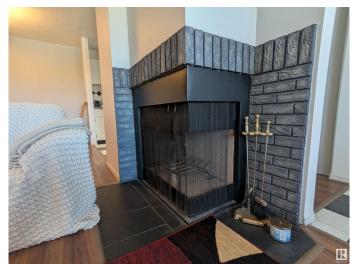
Bathrooms 1.00

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 4

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 8th, 2025 at 7:17am MDT