

\$449,900 - 9220 172 Street, Edmonton

MLS® #E4435045

\$449,900

4 Bedroom, 2.50 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

WALK-OUT BASEMENT! This home situated in the desirable community of Summerlea with walking distance to public transportation & West Edm Mall. Main floor greets you with large living rm & bright windows. Hardwood flooring throughout living & dining area. Kitchen has newer granite counter tops. Patio door to large & fully landscaped yard w Apple tree & fenced. Upper floor has 3 good-sized bedrooms, all with laminate floorings. Master bedroom with a 2pc en-suite. Lower lever offers family room boasts cozy fireplace, 3pc bathroom & storage rm. Basement comes with 2sd living room offers laminate flooring, bedroom & laundry room. Upgrades during years incl: painting, kitchen granite counter tops, basement laminate & bathroom floorings, central air conditioning, water softener, all windows, fridge, washer & dryer, patio door roll shutters, shingles (yr 2016), extensive use of brick for back yard... Easy access to school, Anthony Henday Dr, Whitemud & all amenities. Perfect for live in or investment. Don't miss!

Built in 1983

Essential Information

MLS® # E4435045

Price \$449,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,030 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9220 172 Street |
| Area | Edmonton |
| Subdivision | Summerlea |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 3G2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | St. Benedict,Afton,Grandin |
| Middle | St. Thomas More |
| High | St. Francis Xavier |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 20 |

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Listing information last updated on May 12th, 2025 at 11:02am MDT