

## \$449,000 - 9220 172 Street, Edmonton

MLS® #E4448975

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

**WALK-OUT BASEMENT! SEPARATE ENTRANCE!** This home situated in the desirable community of Summerlea w only steps to West Edm Mall. Main floor greets you with large living room & bright windows. Hardwood flooring throughout living & dining area. Kitchen has newer granite counter tops. Patio door to large & fully landscaped & fenced yard w Apple tree. Upper floor has 3 good-sized bedrooms/all w laminate floorings. Master bedroom w a 2pc en-suite. Lower level offers family rm boasts cozy fireplace/a 3pc bathrm & storage rm. Basement c/w 2nd living rm offers laminate flooring/bedrm & laundry rm. Upgrades during years: painting/kitchen granite counter tops/bsmt laminate & bathrm floorings/C air conditioning/water softener/all windows/fridge/washer & dryer/patio door roll shutters/shingles(yr 2016)/BRAND NEW garage door/hot water tank/extensive use of brick for back yard. Carpet free home! Easy access to bus route/school/Henday/Whitemud & all amenities. Perfect for live in/rental/convert to Arbnb. Don't miss!

Built in 1983

### Essential Information

MLS® # E4448975

Price \$449,000



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	July 18th, 2025
Days on Market	9
Zoning	Zone 20

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