

\$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	40
Zoning	Zone 20

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 June 16th, 2025 at 7:17am MDT