

## **\$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	32
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 8th, 2025 at 10:32am MDT