

## \$359,000 - 9326 172 Street, Edmonton

MLS® #E4449503

**\$359,000**

3 Bedroom, 1.50 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

This immaculate 3-bedroom, 2-bath half duplex bungalow is a rare gem in the desirable West End neighborhood of Summerlea—just a short walk to West Edmonton Mall and Terra Rosa Shopping Centre. With 1,268 sq. ft. of living space on a 390.3 sq. m. RF4-zoned lot, this home offers a separate side entrance, ideal for a future suite. The partially finished basement includes a large family room and space to add two more bedrooms. Recent updates include: Fresh paint & new vinyl plank flooring Modernized bathrooms Upgraded switches, plugs & lighting Wood-burning fireplace New washer & dryer Enjoy the spacious backyard with gazebo in a quiet, family-friendly area with easy transit access. A move-in-ready home with excellent income potential with a side entrance.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449503  |
| Price          | \$359,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,044     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1980          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9326 172 Street |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3G2         |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Detectors Smoke, Gazebo, No Animal Home, See Remarks |
| Parking   | Parking Pad Cement/Paved                             |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                   |
| Fireplace         | Yes                                         |
| Fireplaces        | Mantel                                      |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### Additional Information

Date Listed July 24th, 2025

Days on Market 27

Zoning Zone 20

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