

## \$369,000 - 9326 172 Street, Edmonton

MLS® #E4446886

**\$369,000**

3 Bedroom, 1.50 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

Rare find in the desirable West End neighborhood of Summerlea – this immaculate 3 Bedroom, 2 Bath Half Duplex Bungalow offers incredible potential and unbeatable location just walking distance to West Edmonton Mall and Terra Rosa Shopping Centre! With 1,268 Sq.Ft. of finished living space and situated on a massive 390.309 Sq.M. R4-zoned lot, this home features a separate side entrance, perfect for creating a secondary suite for rental income or extended family. The partially finished basement boasts a huge family room and ample space to add two bedrooms. Discover a beautifully updated interior including: Fresh paint throughout New vinyl plank flooring Upgraded electrical fixtures – brand new wall switches and plugs Two modernized bathrooms Wood-burning fireplace in the cozy living room New washer and dryer Enjoy summer in the massive landscaped backyard with gazebo, and take full advantage of the quiet, family-friendly neighborhood with easy access to public transportation and major routes

Built in 1980

### Essential Information

MLS® # E4446886

Price \$369,000



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 10th, 2025
Days on Market	1
Zoning	Zone 20

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