

## \$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 3

Zoning Zone 20

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