

## \$419,900 - 9220 172 Street, Edmonton

MLS® #E4464327

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

**WALKOUT BASEMENT WITH SEPARATE ENTRANCE!** Welcome to this lovely home in the desirable community of Summerlea, just steps from West Edm Mall! Main floor living room features bright windows & hardwood flooring. Spacious kitchen offers newer granite countertops/dining area w patio door leading to a fully landscaped & fenced yard. Upstairs, youâ€™™ll find three generous bedrooms/all with laminate floorings/including a master bedroom w a 2pc ensuite. Lower level boasts a cozy family rm w fireplace/a 3-piece bathroom & storage rm. The walkout basement c/w a second living area/a bedroom & a laundry rm. Upgrades over the years include: granite kitchen counters/basement floorings/central A/C/water softener/newer windows/fridge/washer & dryer/patio door roll shutters/shingles (2016)/brand-new garage door/hot water tank & extensive brickwork in the backyard. Carpet free home! Easy access to schools/transit/Henday Dr/Whitemud & all amenities. Quick poss avail. Perfect for living in or as an investment. Don't miss!

Built in 1983

### Essential Information

MLS® # E4464327

Price \$419,900



|                |                        |
|----------------|------------------------|
| 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    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 20            |

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Listing information last updated on November 4th, 2025 at 6:32am MST