

\$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 Losa 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 7

Zoning Zone 20

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