

## \$170,000 - 9331 172 Street, Edmonton

MLS® #E4458879

**\$170,000**

2 Bedroom, 1.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Unique opportunity to own under 175, 000 West End location perfect for a small family empty nester or investment. The location is fabulous close to the brand new LRT by West Edmonton Mall. There are two bedrooms plus a den so easily could be three bedrooms, large dining room, large bright kitchen, in suite laundry, cozy wood burning fire place and LARGE BALCONY. This second floor unit has been lovingly taken care of by the owner of over 20 years. Excellent value for overall condition. Must see

Built in 1980

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4458879          |
| Price          | \$170,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,044             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 9331 172 Street |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3C3         |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | See Remarks               |
| # of Stories | 2                         |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 20              |
| Condo Fee      | \$370                |

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Listing information last updated on September 29th, 2025 at 4:17am MDT