

\$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 27

Zoning Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 2:02pm MDT