

## \$184,999 - 9235 172 Street, Edmonton

MLS® #E4438773

**\$184,999**

2 Bedroom, 1.00 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

A great investment opportunity with ULTRA LOW CONDO FEES! This renovated 2 bed, 1 bath carriage-style condo is located in Edmonton's West End, close to shopping, restaurants, parks, and excellent transit options. Featuring an updated kitchen with a tiled backsplash, laminate flooring throughout, a brand new hot water tank, and brand new furnace, this property offers modern comfort and long-term reliability. Enjoy large windows that fill the space with natural light, and a fully fenced private yard and patio - perfect for relaxing or entertaining. An extra storage room adds even more convenience and space. With minimal maintenance, it's ideal for homeowners or tenants alike. The condo board takes care of snow removal and landscaping. A smart choice for first-time buyers or investors!

Built in 1980

### Essential Information

MLS® #	E4438773
Price	\$184,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	894
Acres	0.00



Year Built	1980
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	9235 172 Street
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3C3

### **Amenities**

Amenities	Closet Organizers, Parking-Visitor, Patio, Smart/Program. Thermostat
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Park/Reserve, Picnic Area, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	22
Zoning	Zone 20

Condo Fee                \$237

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 June 15th, 2025 at 9:31pm MDT