

## \$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 | 38             |
| Zoning         | Zone 20        |

Condo Fee                \$237

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