# \$599,900 - 9404 173 Street, Edmonton

MLS® #E4428659

## \$599.900

4 Bedroom, 2.50 Bathroom, 1,935 sqft Single Family on 0.00 Acres

Summerlea, Edmonton, AB

This two-storey home is located in the desirable community of Summerlea. It offers 1935 sq ft of above-grade living space, featuring 4 bedrooms plus main floor flex room, 2.5 bathrooms, and a double attached garage. Brand New siding, garage over-head door, all windows, doors, plumbing pipes, water tank. As you enter the foyer, you'll immediately feel at home. The open-concept living and dining area is bright and spacious, featuring a cozy gas fireplace. The kitchen is equipped with conveniences, a kitchen island, and a large pantry, perfect for hosting family dinners or casual gatherings. A powder room and a laundry complete the main floor. Upstairs, you'll find a master bedroom with a walk-through closet and a 4-piece ensuite. Additionally, there are 3 other generously sized bedrooms and a 3-piece bathroom on the upper level. The unfinished basement offers endless possibilities for customization. Walking distance to the West Edmonton Mall and major street.

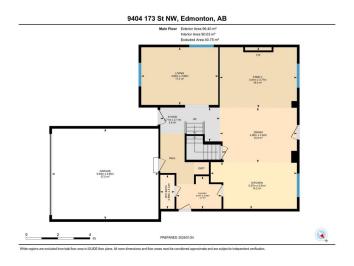
Built in 1980

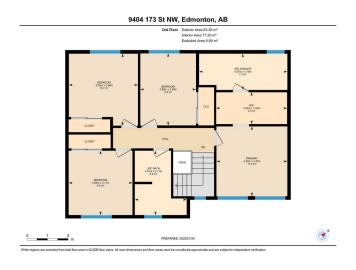
### **Essential Information**

MLS® # E4428659 Price \$599,900

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,935 Acres 0.00 Year Built 1980

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 9404 173 Street

Area Edmonton
Subdivision Summerlea
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 3K8

## **Amenities**

Amenities Detectors Smoke, No Smoking Home

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator,

Stove-Countertop Electric, Washer

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 2nd, 2025

Days on Market 35

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 May 7th, 2025 at 2:47am MDT