

## \$374,900 - 23 9375 172 Street, Edmonton

MLS® #E4438189

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,007 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to this beautifully maintained 45+ bungalow townhouse, move-in ready for its next owners. This turnkey unit features numerous updates: renovated kitchen, 3-pc bath, updated flooring, and newer appliances. The main floor offers a bright, well-designed kitchen, dining area, spacious living room, large primary, and convenient main-floor laundry. A chair lift provides easy access to the fully finished basement, which includes a generous rec room, den, 2nd bedroom, 3-pc bath, and dedicated storage room. The home is equipped with a newer furnace, HWT, and A/C. Enjoy the privacy of your own back area and the convenience of an attached single garage. Located in a beautifully kept complex that reflects pride of ownership throughout, residents also benefit from an on-site recreation facility. Just steps away from Terra Losa's™ shops and services, the Westend Seniors Activity Centre, public transit, and WEM, this location offers comfort, community, and convenience.

Built in 1989

### Essential Information

MLS® # E4438189

Price \$374,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	23 9375 172 Street
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3C5

### Amenities

Amenities	Deck, Parking-Visitor, Recreation Room/Centre
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$354

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