

## \$300,000 - 9409 173 Street, Edmonton

MLS® #E4457593

**\$300,000**

4 Bedroom, 2.50 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to this charming two-story in Summerlea, where comfort and potential meet. A large covered front porch and long driveway greet you, with air conditioning and a newer electrical panel adding peace of mind. Inside, the spacious living room centers around a cozy wood-burning fireplace, while the versatile finishes let you enjoy as is or re-imagine with your own style. The open dining area connects seamlessly to the kitchen, featuring stainless steel appliances, and patio doors lead to a massive two-tier deck overlooking the backyard. Upstairs offers a generous primary bedroom plus two more bedrooms with ample closets and a full bath. The carpeted basement expands your living space with a huge family room ideal for movie nights, a three-piece bathroom, and a laundry room. Outside, the fully fenced yard boasts green space access, a cement-pad shed, and gates to both front and back. A well-kept property with character, flexibility, and a yard built for entertaining.

Built in 1980

### Essential Information

MLS® # E4457593

Price \$300,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,223         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9409 173 Street |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3G4         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch  |
| Parking Spaces | 2                                   |
| Parking        | No Garage, Parking Pad Cement/Paved |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Mantel, Stone Facing                                                                               |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Picnic Area, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco, Vinyl                      |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 20              |

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Listing information last updated on September 15th, 2025 at 6:17pm MDT