

## \$159,000 - 9319 172 Street, Edmonton

MLS® #E4447276

**\$159,000**

2 Bedroom, 1.00 Bathroom, 889 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Excellent starter property or investment opportunity in The Willows at Summerlea. You'll love the convenient west central location and the curb appeal of this affordable & desirable condo complex. This unit has 2 bedrooms, 1 bathroom, in-suite laundry, and the mechanical room is tucked away (outside the unit), across from your private exterior storage room. This unit comes with 1 assigned parking stall, and the complex has plenty of visitor parking. The bathroom has 2 doors, making it a semi-ensuite, attached to the primary bedroom via the walk in closet. Functional kitchen with a dishwasher. Quick possession available!

Built in 1980

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4447276          |
| Price          | \$159,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9319 172 Street |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3C3         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, Stucco  |
| Exterior Features | Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 20         |

Condo Fee                \$314

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