

# \$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.

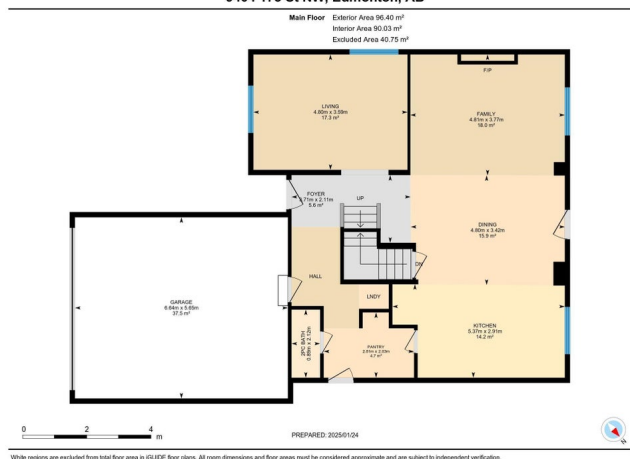
Built in 1980

## Essential Information

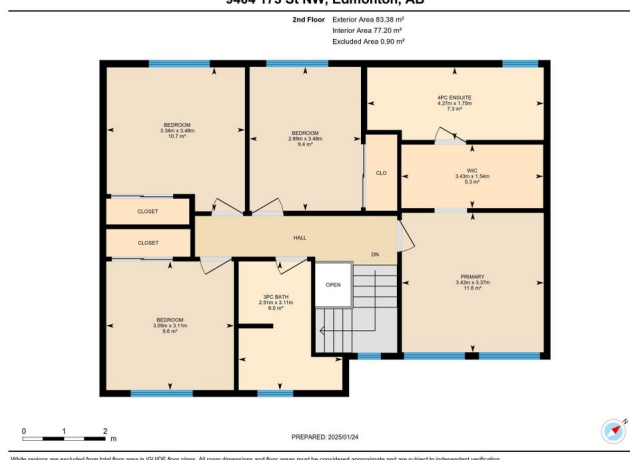
MLS® # E4428659  
Price \$599,900  
Bedrooms 4



9404 173 St NW, Edmonton, AB



9404 173 St NW, Edmonton, AB



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       2

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 April 4th, 2025 at 12:32pm MDT