

# \$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                28

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 30th, 2025 at 10:47am MDT