

\$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	5
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 September 17th, 2025 at 5:47am MDT