

## \$205,000 - 9309 172 Street, Edmonton

MLS® #E4454835

### \$205,000

2 Bedroom, 1.00 Bathroom, 1,050 sqft  
Condo / Townhouse on 0.00 Acres

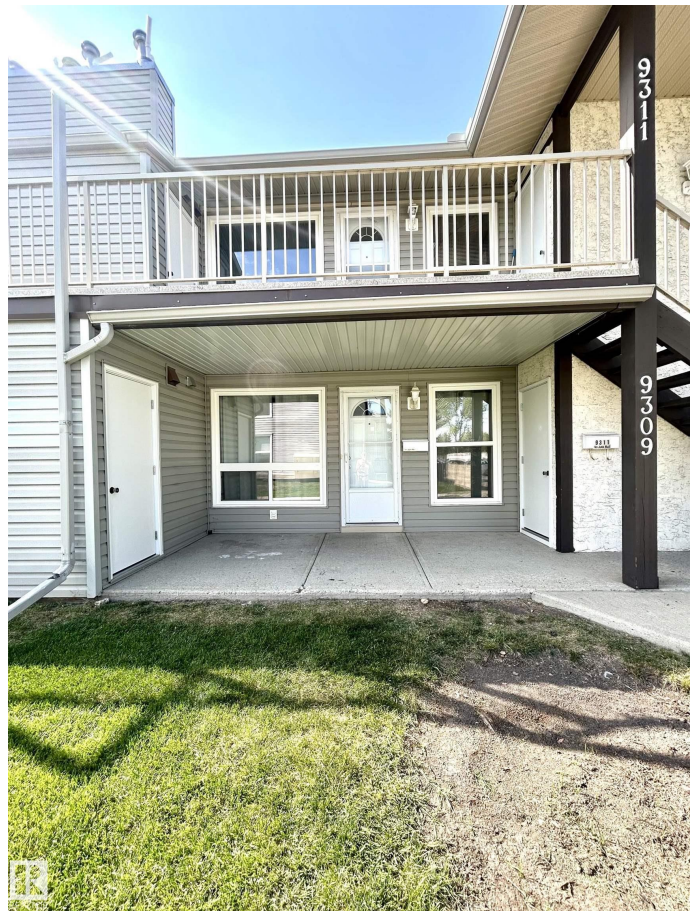
Summerlea, Edmonton, AB

This is a 1050 sq ft main floor suite. With bedrooms plus a den. Cozy up to the wood burning fireplace. The large Master bedroom offers a large walk in closet, the second bedroom has its own sizable walk in closet. The 4 piece bathroom has been revamped with a new tub surround and large vanity, providing ample storage. In suite laundry is a must so look no further. Storage room right outside the unit. Kitchen offers a large walk in pantry and has cabinet upgrades. Conveniently located in the heart of west Edmonton near shopping centers, parks, schools, and a short walk to West Edmonton mall. Easy access to the Anthony Henday and Whitemud Drive. New flooring and baseboards are in progress. The Willows is a well maintained complex with the Board of Directors acting very diligent with building maintenance and ongoing checks and balances.

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454835  |
| Price      | \$205,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,050                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9309 172 Street |
| Area        | Edmonton        |
| Subdivision | Summerlea       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3C3         |

**Amenities**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Central Green, Hot Water, Natural Gas |
| Parking   | Parking-Plug-Ins, Parking-Vis, See Remarks                       |

**Interior**

|              |                                                      |
|--------------|------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                            |
| # of Stories | 2                                                    |
| Stories      | 1                                                    |
| Has Basement | Yes                                                  |
| Basement     | None, No Basement                                    |

**Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                            |
| Exterior Features | Landscaped, No Through Road, Transportation, Schools, Shopping |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stucco, Vinyl                                            |
| Foundation        | Concrete Perimeter                                             |

**Additional Information**



|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 49                |
| Zoning         | Zone 20           |
| Condo Fee      | \$370             |

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Listing information last updated on October 15th, 2025 at 5:32am MDT