

## \$425,000 - 8632 176a Street, Edmonton

MLS® #E4443434

**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,526 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

This beautiful home on a large pie lot in West Edmonton has updated 50yr shingles, windows, exterior doors, furnace, oversized HWT, and more! With over 1525sf, this house offers spacious living for everyone. Upstairs features 2 living areas separated by the kitchen and dining space, with easy access to the backyard for BBQs and gatherings. The front room has large windows for natural light, while the back living area includes a cozy wood fireplace and built-in cabinets. The kitchen has updated upscale stainless steel appliances, gas stove, pantry, & plenty of newer cabinets. There is a main bathroom, 3 bedrooms, and an owner's suite with a 3-piece ensuite with heated floors & double closets on this level. Downstairs includes laundry within another bathroom with a large jet tub, two rooms that could be converted into bedrooms, a family space, and ample storage. No back neighbours PLUS all the privacy! Easy access to walking paths off the back fence, all amenities & just a 5 min walk to the new LRT line!!

Built in 1973

### Essential Information

MLS® # E4443434

Price \$425,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,526
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8632 176a Street
Area	Edmonton
Subdivision	Thornccliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0N2

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Detached, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	SBS Roofing System
Construction	Wood, Metal
Foundation	Slab

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	2
Zoning	Zone 20

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