

\$498,888 - 9308 176a Street, Edmonton

MLS® #E4454207

\$498,888

3 Bedroom, 2.50 Bathroom, 1,889 sqft

Single Family on 0.00 Acres

Summerlea, Edmonton, AB

Summerlea Stunner! This original-owner is perfectly situated between beautiful parks and just steps from every amenity you could ever need. Step inside to find gleaming hardwood floors leading into a spacious living & dining room-ideal for family gatherings and entertaining. The bright, fully equipped kitchen features built-in appliances, a porcelain sink, and a charming breakfast nook with patio doors opening to a flourishing backyard w/ gas hook up for your BBQ. Movie night in front of a wood burning fire place? Sure! Get cozy in the family room! A convenient 2pc bath & storage complete the main floor. Upstairs, you'll discover three generous bedrooms, a semi updated 4pc bath, and a primary suite with its own 3pc ensuite & walk in closet. The fully finished basement expands your living space with a large rec room, a versatile flex room perfect for a playroom/home office, & plenty of additional storage. 220V in the garage w/ a second stove means cooking large family dinners just got that much simpler!

Built in 1980

Essential Information

MLS® # E4454207

Price \$498,888

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,889
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9308 176a Street
Area	Edmonton
Subdivision	Summerlea
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3G6

Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor
Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
Days on Market	6
Zoning	Zone 20

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