

## \$436,900 - 9944 178 Avenue, Edmonton

MLS® #E4458808

**\$436,900**

5 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Elsinore, Edmonton, AB

This 1,710+ sq ft home is a perfect blend of design and comfort, offering an open-to-below architectural layout that maximizes natural light. **\*\*KEY FEATURES:** 5 Bedrooms, 4 Baths, WITH A DOUBLE ATTACHED GARAGE **\*\*UNIQUE LOCATION:** Backs onto a private green walking trail for ultimate privacy. Located in a cul-de-sac just 2 minutes from Anthony Henday Drive.

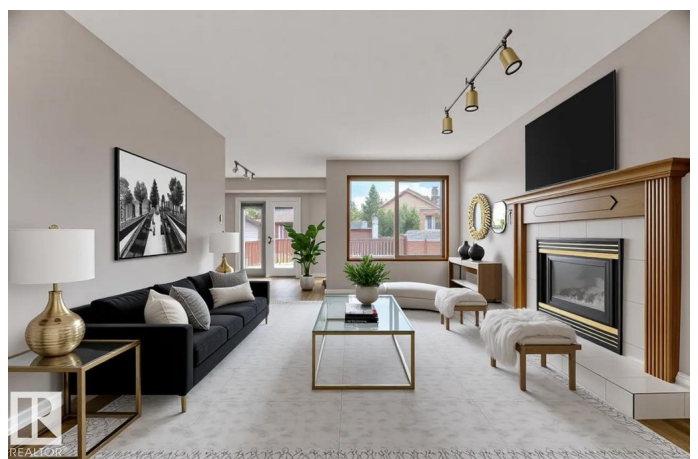
**\*\*ENTERTAINER'S DREAM:** Includes a stunning deck with a play area, a roofed barbecue area, and established gardening beds. **\*\*RECENT UPGRADES:** Central Air Conditioning (2020), Water Softener (2019), and ALL 6 appliances (2022). **\*\*VERSATILE LIVING SPACE:** Features a **\*\*FULLY FINISHED BASEMENT\*\*** with a bedroom and living area. A gas fireplace, and a generous main-floor mudroom. **\*\*IMPECCABLY MAINTAINED:** Professionally painted (July 2025) and professionally cleaned. A no-animal home with a well-maintained furnace and central vacuum system. Enjoy a short walk to nearby lakes and convenient access to bus stops. This is more than just a house; IT'S A LIFESTYLE.

Built in 1993

### Essential Information

MLS® #

E4458808



|                |               |
|----------------|---------------|
| Price          | \$436,900     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,710         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9944 178 Avenue |
| Area        | Edmonton        |
| Subdivision | Elsinore        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 5X2         |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Attached                                                                                           |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Picnic Area, Playground<br>Nearby, Private Setting, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 27              |

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Listing information last updated on September 24th, 2025 at 9:32am MDT