

## \$446,900 - 9944 178 Av, Edmonton

MLS® #E4447433

**\$446,900**

5 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Elsinore, Edmonton, AB

ZOOM TO ZONE 27. LOCATION3X. DRIVEN BY DESIGN & Comfort of over 1710 sq ft OPEN TO BELOW ARCHITECTURE. 5 Bedrooms, 4 Baths, DOUBLE ATTACHED GARAGE Home with a GREEN WALKING TRAIL BACK-Alley, A RARITY that offers Privacy & Serenity! 2 minutes to Henday NO need to rush to your fav Destinations. FENCED. A CUL-DE-SAC. Entrance reception exudes natural light with double volume windows across and delightful non-ceramic tiles throughout the living areas. A myriad of Features; a home curated to suit the lifestyle of a congenial entertainer: A STUNNING DECK with Play Area, CENTRAL AIR CONDITIONING (2020), WATER SOFTENER (2019), GARDENING BEDS, Roofed Barbecue Area, Tall Shed (as is), Maintained Furnace, FULLY FINISHED BASEMENT with a Bedroom, A living Area with a Window for a 6th Bedroom. Central Vac, ALL 6 Appliances (2022), Gas Fireplace, TOP TO BOTTOM PAINTING (July 2025), Professionally Cleaned BY Professionals.. No Animal Home. A Generous Mud Room on Main. STEPS TO BUS STOPS. ENJOY YOUR WALK TO THE LAKES.

Built in 1993

### Essential Information



MLS® #	E4447433
Price	\$446,900
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 Av
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 Nearby, Private Setting, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	20
Zoning	Zone 27

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Listing information last updated on July 31st, 2025 at 11:17am MDT