

## \$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 | 12                |
| Zoning         | Zone 20           |

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Listing information last updated on September 3rd, 2025 at 7:47am MDT