

## **\$438,888 - 9944 178 Av, Edmonton**

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MLS® #E4447433

**\$438,888**

5 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Elsinore, Edmonton, AB

ZOOM TO Edmonton's PREMIERE. 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          | \$438,888     |
| 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 | 69              |
| Zoning         | Zone 27         |

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Listing information last updated on September 18th, 2025 at 3:18pm MDT