

Courtesy Of Dave A Woolger Of Initia Real Estate

## \$419,900 - 8107 171 Street, Edmonton

MLS® #E4425482

### \$419,900

5 Bedroom, 2.00 Bathroom, 1,502 sqft  
Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Spacious 1,500 Sq. Ft. Bungalow on a Prime 60' x 130' Lot in Thornccliffe This well-appointed bungalow offers exceptional space and redevelopment potential in the desirable community of Thornccliffe. Featuring three bedrooms on the main floor and two additional bedrooms in the fully developed basement, this home provides ample room for families or investment opportunities. The functional layout includes generous entertainment areas, large yard, and a double garage for convenience. Recent updates, including a new roof, enhance long-term value. Situated on a large lot, this property is ideal for future redevelopment or long-term enjoyment. With easy access to transit, Anthony Henday Drive, and Whitemud Drive, commuting and amenities are just minutes away. Whether you're looking for a spacious family home, an investment property, or a prime redevelopment opportunity, this listing offers outstanding value.

Built in 1971

### Essential Information

MLS® #	E4425482
Price	\$419,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,502
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8107 171 Street
Area	Edmonton
Subdivision	Thornccliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0C4

### **Amenities**

Amenities	Hot Water Natural Gas, Parking-Extra
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, See Remarks
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### **School Information**

Elementary	La Perle
Middle	H.E. Beriault
High	St. Francis Xavier

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      23

Zoning                 Zone 20

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