

# \$409,900 - 8107 171 Street, Edmonton

MLS® #E4425482

## \$409,900

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 60â€™ x 130â€™ 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     | \$409,900 |
| 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 | 36               |
| Zoning         | Zone 20          |

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Listing information last updated on April 18th, 2025 at 9:47am MDT