

## \$349,900 - 13 9420 172 Street, Edmonton

MLS® #E4445386

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

Summerlea, Edmonton, AB

Welcome to Horizon Villas – a peaceful 55+ bungalow-style condo community that truly feels like home. Tucked away in a quiet, friendly enclave, this beautifully maintained & super clean end unit offers comfort, convenience, and lifestyle. Just half a block from essential shopping, you'll love how easy it is to get what you need, when you need it. Inside, the home greets you with vaulted ceilings, an abundance of natural light, and a neutral color scheme. The open-concept layout features hardwood flooring, stainless steel kitchen appliances, and the ease of main floor laundry. With 2 bedrooms on the main floor and a 3rd in the fully finished basement, there's plenty of space for guests or hobbies + 2.5 bathrooms ensure everyone has room to relax. Enjoy the attached garage, low condo fees, ample visitor parking, and a beautiful park-like green space just around the corner. Horizon Villas is a well-managed, sought-after community, perfect for those looking to downsize without compromise.

Built in 1999

### Essential Information

MLS® # E4445386

Price \$349,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,070             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 9420 172 Street |
| Area        | Edmonton           |
| Subdivision | Summerlea          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 6K1            |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                              |
| Parking        | Single Garage Attached                                                                                                         |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 119            |
| Zoning         | Zone 20        |
| Condo Fee      | \$500          |

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Listing information last updated on October 29th, 2025 at 12:02am MDT