

Courtesy Of Amanda Olivari Of RE/MAX River City

## \$449,900 - 8012 172 Street, Edmonton

MLS® #E4461642

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,753 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Welcome to this spacious and well-maintained 4-level split located in the quiet community of Thornccliffe! This charming home offers over 2000sq ft of living space, making it perfect for growing families or anyone looking for a quiet, west end neighbourhood close to everything. The bright main floor features a welcoming living room with a large picture window, open dining area to kitchen with plenty of cabinet and counter space. Upstairs, youâ€™ll find 3 bedrooms and a full bathroom, ideal for family living. The lower level has a cozy family room with a fireplace, an additional bedroom or office, offering excellent flexibility. The fourth level includes laundry, extra storage, bedroom and 2nd living. Step outside to enjoy your fenced backyard w/ a double detached garage. Situated on a quiet street, this home is within walking distance of schools, parks, shopping, and public transit, and just minutes from West Edmonton Mall and the Whitemud. Many Upgrades throughout, move in and start living!

Built in 1973

### Essential Information

MLS® # E4461642

Price \$449,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,753                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8012 172 Street         |
| Area        | Edmonton                |
| Subdivision | Thornccliffe (Edmonton) |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5T 0C8                 |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Crawl Space, Deck |
| Parking   | Double Garage Detached                                   |

### Interior

|              |                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplace    | Yes                                                                                                                                                                         |
| Fireplaces   | Glass Door, Stone Facing                                                                                                                                                    |
| Stories      | 4                                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 20            |

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Listing information last updated on October 28th, 2025 at 9:02pm MDT