

## \$410,000 - 8607 176 Street, Edmonton

MLS® #E4439370

**\$410,000**

4 Bedroom, 2.00 Bathroom, 1,071 sqft  
Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Welcome to this charming 1070 Sq Ft bungalow that perfectly blends comfort, function and curb appeal in the highly desirable neighbourhood of Thornccliffe! This home is in immaculate condition, with 3 +1 bedrooms, 2 full bathrooms, Rec room with built-in bar and a huge yard. Updates include brand new exterior doors front and back, newer shingles and new washer/dryer and fridge. The extra-long driveway with room for an RV leads to an oversized heated double garage, offering plenty of space for vehicles, storage, or even a workshop. Under a 5 minute walk to WEM, LRT and Misericordia Hospital. PRIME WEST END LOCATION!

Built in 1972

### Essential Information

MLS® #	E4439370
Price	\$410,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	8607 176 Street
Area	Edmonton
Subdivision	Thornccliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0M7

### Amenities

Amenities	Bar, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	Zone 20

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Listing information last updated on June 6th, 2025 at 3:47pm MDT