

# \$420,000 - 8608 175 Street Nw, Edmonton

MLS® #A2204833

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.17 Acres

Thornccliffe\_EDMO, Edmonton, Alberta

Charming Bungalow in Thornccliffe – Prime Location!

Welcome to this well-maintained bungalow in the desirable community of Thornccliffe, offering an east-facing front exposure and an inviting open-concept floor plan. The main floor features three spacious bedrooms and a full bathroom, perfect for families or first-time buyers.

The fully finished basement is a fantastic bonus, boasting a large rec room, den, full bathroom, laundry room, and a wet bar, making it an ideal space for entertaining or additional living quarters.

Outside, you'll find an oversized double-car garage, providing ample parking and storage. Located just minutes from West Edmonton Mall, schools, parks, and all essential amenities, this home is a must-see!

Don't miss out on this incredible opportunity – schedule your showing with your favourite Realtor today!

Built in 1972

## Essential Information

MLS® # A2204833

Price \$420,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,208
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8608 175 Street Nw
Subdivision	Thornccliffe_EDMO
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5T0N8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	28
Zoning	RF1

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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