

# \$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 â€” 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!

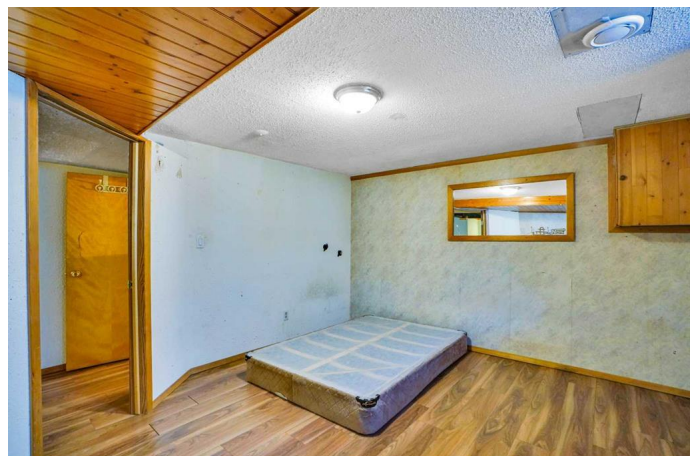
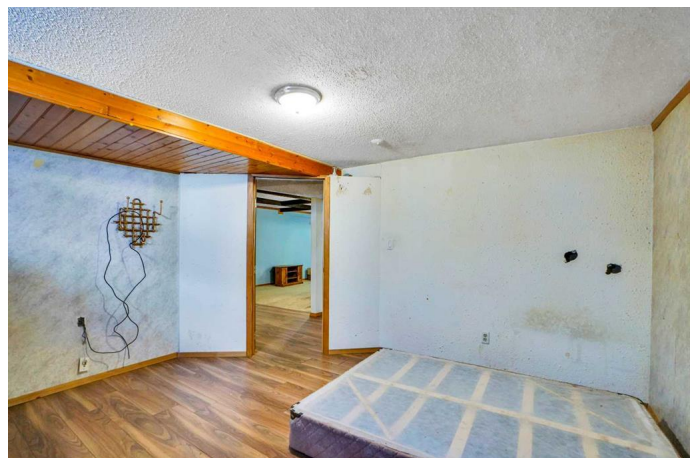
Donâ€™t miss out on this incredible opportunityâ€”schedule your showing with your favourite Realtor today!

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 19

Zoning RF1

### **Listing Details**

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.