

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, you'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 17  
Zoning Zone 20

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Listing information last updated on October 27th, 2025 at 7:32pm MDT