

Courtesy Of Amanda Olivari Of RE/MAX River City

\$444,900 - 8012 172 Street, Edmonton

MLS® #E4461642

\$444,900

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 \$444,900

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	Thorncliffe (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	35
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 14th, 2025 at 6:02am MST