# \$204,900 - 5756 172 St, Edmonton

MLS® #E4434488

## \$204,900

2 Bedroom, 1.00 Bathroom, 1,141 sqft Condo / Townhouse on 0.00 Acres

Gariepy, Edmonton, AB

Located in one of the West End's most serene and prestigious neighborhoods Gariepy (Lessard). This upper-level corner unit offers the perfect blend of comfort, space, and convenience. Boasting 1,140 sq ft, the home features two spacious bedrooms, each with walk-in closets, a full 4-piece bathroom, and a versatile den ideal for a home office, study, or guest room. The open concept layout is filled with natural light and includes a private front facing balcony and two parking stalls. Located in a beautifully maintained complex with mature trees, you'II enjoy quick access to transit, parks, shopping, schools, West Edmonton Mall, and the Whitemud. An excellent opportunity for first time buyers, downsizers, or investors!

Built in 1978

#### **Essential Information**

MLS® # E4434488 Price \$204,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,141 Acres 0.00 Year Built 1978







Type Condo / Townhouse

Sub-Type Carriage
Style Bungalow
Status Active

## **Community Information**

Address 5756 172 St

Area Edmonton

Subdivision Gariepy

City Edmonton

County ALBERTA

Province AB

Postal Code T6M 1B4

#### **Amenities**

Amenities Closet Organizers, Deck, Front Porch, Parking-Visitor, Vinyl Windows

Parking 2 Outdoor Stalls

## Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Asphalt

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Asphalt

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 5th, 2025

Days on Market 43

Zoning Zone 20

Condo Fee \$427

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 June 17th, 2025 at 4:47pm MDT