

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

MLS® #E4434488

### \$204,900

2 Bedroom, 1.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Gariiepy, Edmonton, AB

Located in one of the West End's most serene and prestigious neighborhoods Gariiepy (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'll 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	14
Zoning	Zone 20
Condo Fee	\$427

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