

# \$209,900 - 5730 172 Street, Edmonton

MLS® #E4452116

## \$209,900

3 Bedroom, 1.00 Bathroom, 1,116 sqft  
Condo / Townhouse on 0.00 Acres

Gariepy, Edmonton, AB

Discover comfort and convenience in this updated main-floor 3-bedroom carriage-style condo in Gariepy’s sought-after Carriage Lane. This end-unit backs onto peaceful Gariepy Park and features newer laminate flooring, large windows, an upgraded gas fireplace, and a modern kitchen with extended counters and a walk-in pantry. Each bedroom offers generous space—two with walk-in closets—and a stylish 5-piece bathroom completes the layout. The complex is well-maintained with new windows, roofs, and decks. Assigned parking is included, with extra street parking available. Located steps from Centennial School (no road to cross), parks, outdoor rink, and transit, and just minutes to shopping, the river valley, Whitemud Drive, Anthony Henday, and WEM. Whether you're starting out, downsizing, or investing, this move-in ready home offers exceptional value in one of Edmonton’s best West End communities.



Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452116  |
| Price     | \$209,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,116             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5730 172 Street |
| Area        | Edmonton        |
| Subdivision | Gariepy         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1B4         |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Detectors Smoke |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                        |
| Construction      | Wood                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 20          |
| Condo Fee      | \$436            |



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Listing information last updated on August 20th, 2025 at 2:17pm MDT