

## **\$488,800 - 8420 177 Street, Edmonton**

MLS® #E4458340

**\$488,800**

5 Bedroom, 3.00 Bathroom, 1,577 sqft  
Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Gorgeous bungalow in the Thornccliffe community, tucked away on a quiet cul-de-sac and just minutes from WEM and the future LRT! Offering over 2,500 sq ft of developed living space, the open concept main floor features a living room with hardwood floors and a cozy gas fireplace, plus a dining area for gatherings. The classic white kitchen with granite countertops, overlooks a sunken family room with a second fireplace and sliding doors to a private deck with pergola -- ideal for relaxing or entertaining. The primary bedroom includes an ensuite. The fully finished basement adds versatility with a bedroom, office, kitchette, living room, exercise area, pool table space, and tool room retreat -- great for entertaining, guests or for extended family. Surrounded by mature trees and close to walking and biking trails, this home is perfect for a large family.

Built in 1973

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4458340  |
| Price          | \$488,800 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,577     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1973                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8420 177 Street        |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 0P2                |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | See Remarks, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached              |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Brass Surround, See Remarks                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, See Remarks                                                                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Fiberglass                                                                                                                                        |
| Construction      | Wood, Stucco, See Remarks                                                                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 18th, 2025  
Days on Market                28  
Zoning                              Zone 20

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