

## \$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'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 | 41            |
| Zoning         | Zone 20       |
| Condo Fee      | \$427         |

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