

## \$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 64  
Zoning Zone 20  
Condo Fee \$436



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