



## 8412 176A Street Edmonton AB

\$400,000

Discover this spacious 1,270 sq.ft. bungalow, perfectly located in a quiet, private setting backing onto a serene walking trail, just a short stroll from West Edmonton Mall and very near future LRT!! With a separate entrance to the basement and a convenient double front-drive garage, this home offers both functionality and comfort. The bright living room, with large windows, bathes in sunlight all day, enhanced by fresh paint and brand new vinyl plank flooring in the living and kitchen areas. The rest of the main floor boasts beautiful hardwood flooring. The primary bedroom features its own 2-piece ensuite, accompanied by two additional well-sized bedrooms. You'll enjoy the ease of access to Whitemud Drive, while kids can walk to nearby schools. Recent upgrades include a new furnace, hot water tank, shingles, vinyl siding, vinyl windows, air conditioning, and more. This home offers endless potential to add your personal touch.

Listing Presented By:



Originally Listed by:  
Real Broker

[jeremy@findyourhaven.ca](mailto:jeremy@findyourhaven.ca)



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)