

\$300,000 - 8404 171 Street, Edmonton

MLS® #E4461493

\$300,000

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Opportunity knocks in Thornccliffe! Bring your vision to this classic bungalow set on a generous 582 sqm southwest-facing corner lot. This property offers outstanding potential for the right buyer. The main floor includes three bedrooms, a sunroom, and a functional layout ready to be reimagined. Downstairs, the fully finished basement with a separate entrance opens the door to suite potential. Outside, you'll find a double detached garage and plenty of yard space. While the home needs updating, its location is hard to beat: just minutes from West Edmonton Mall and the future Valley Line LRT and walking distance to St. Justin Elementary School, nearby parks. An excellent opportunity for renovators and investors to unlock the value in both the house and land.

Built in 1972

Essential Information

MLS® #	E4461493
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8404 171 Street
Area	Edmonton
Subdivision	Thorncliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0H3

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Thorncliffe School
Middle	Parkview School
High	Jasper Place School

Additional Information

Date Listed	October 9th, 2025
-------------	-------------------

Days on Market 5

Zoning Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 4:17am MDT