



Edmonton

5786 172 ST NW

Gariepy

LP:

\$199,000

T6M 1B4

SP:

M

Listing ID #

E4493896

Building Type

Carriage

Style

Bungalow

Year Built

1978

Full Baths

1

Half Baths

0

Total Baths

1.0

Tot Flr AG SqFt

1,046.26

Sold Date

Bedrooms Above

3

Bedrooms Total

3

Basement

None

Basement Dev

No Basement

Tot Flr AG SqM

97.20

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Affordable living in a fantastic area with 3 bedrooms! This main level bungalow carriage house feels like home & faces a leafy green courtyard. Good sized living room with decorative fireplace and a spacious dining area. Kitchen has been renovated with Ikea cabinets, stainless steel appliances, tile backsplash & walk in pantry. Down the hall is in suite laundry & 3 bedrooms. Bathroom has been updated and can be accessed from the main hallway or directly from the primary bedroom! Beautiful newer flooring throughout/Furnace 2025/HWT 2023. No stairs to worry about with this unit and you have your own private patio area where you can relax or even do some gardening. This complex is full of friendly neighbours and is located in mature and desirable Gariepy with walking distance to Centennial School + newly landscaped trails and playground. Convenient proximity to the River Valley, West Edmonton Mall, Whitemud & transit. Whether you are a 1st time homeowner, downsizer or investor this could be the one!

Directions

Living Room	4.93x4.62	M	Bedroom 3	3.05x2.95	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.79x2.82	M	Bedroom 4			1	4	M	Yes	Main		
Kitchen	2.67x3.24	M				2				Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	4.55x3.13	M				6				Tot Flr AG	97.20	1,046.26
Bedroom 2	3.07x2.95	M				7				# Finished	1	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Wood
Flooring Laminate Flooring
Features Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite No
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM 219.71
Zoning
Tax Amount \$2,010.54 / 2026
Conform Type
Conform Year
Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Goods Excl Tenant's Curtains, Cat Condo, Shelf on Patio

Warranty

Fireplace

FP Fuel

FP Type

HOA Y/N No

HOA Fee/Schd /

HOA Fee Incls

Site Features Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Parking Stall

Road Access Paved

Park Encl/Tot / 1 **Garage Dim**

Condo Name	Carriage Lane	Floor Location		Floor#	
Condo Fee	\$452.96	#Floors in Build		Elevator	
Fee Includes	Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Land/Snow Removal Common	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure			