# \$999,900 - 10617 174a Avenue, Edmonton

MLS® #E4451949

# \$999,900

4 Bedroom, 3.50 Bathroom, 2,812 sqft Single Family on 0.00 Acres

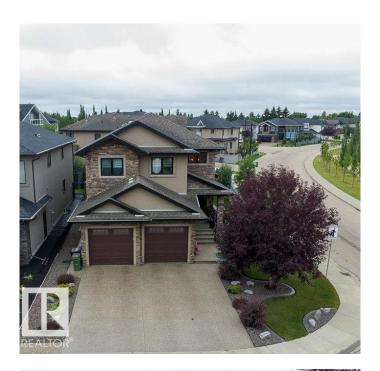
Chambery, Edmonton, AB

This exquisite home is a true showcase of luxury, craftsmanship, and thoughtful design. Privately situated across from a tranquil lake and surrounded by beautiful landscaping, it feels like a brand new home inside & out. The upper floor offers 3 spacious bedrooms + a bright bonus room. The primary suite is a private retreat with a spa-inspired 5 pc. ensuite featuring a jacuzzi tub, while the second bathroom upstairs is also a 5 pc. for extra comfort. A convenient 2nd floor laundry room adds everyday ease. Every tiled area and the fully finished basement enjoy the benefit of in-floor heating. The chef's kitchen impresses with a massive island, granite countertops, double ovens, gas stove, and ceiling-height cabinetry, opening to the great room with elegant gas fireplace. Downstairs you will find a 4th bedroom, full wet bar, 4pc. bath, cold room & storage. Engineered hardwood, surround sound, A/C, a heated finished garage, covered deck, fruit trees, and a boiler system complete this one-of-a-kind property!

Built in 2012

## **Essential Information**

MLS® # E4451949 Price \$999,900







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,812

Acres 0.00

Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 10617 174a Avenue

Area Edmonton
Subdivision Chambery
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 0E3

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Air Conditioner, Bar, Ceiling 9 ft.,

Closet Organizers, Deck, Detectors Smoke, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached, Heated, Insulated, Over Sized

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage

Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window

Coverings, Wine/Beverage Cooler, Garage Heater

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance

Landscape, Playground Nearby, Private Setting, Public Transportation,

Schools, Shopping Nearby, Treed Lot, View Lake, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 8th, 2025

Days on Market 1

Zoning Zone 27

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Listing information last updated on August 9th, 2025 at 2:17pm MDT