\$959,900 - 10617 174a Avenue, Edmonton

MLS® #E4451949

\$959.900

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 \$959,900







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 88

Zoning Zone 27

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