

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

MLS® #E4451949

\$959,900

4 Bedroom, 3.50 Bathroom, 2,812 sqft

Single Family on 0.00 Acres

Chamberly, 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	87
Zoning	Zone 27

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