

## \$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 | 67               |
| Zoning         | Zone 27          |

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Listing information last updated on October 14th, 2025 at 5:02am MDT