

## \$725,000 - 11133 174a Avenue, Edmonton

MLS® #E4426646

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,707 sqft  
Single Family on 0.00 Acres

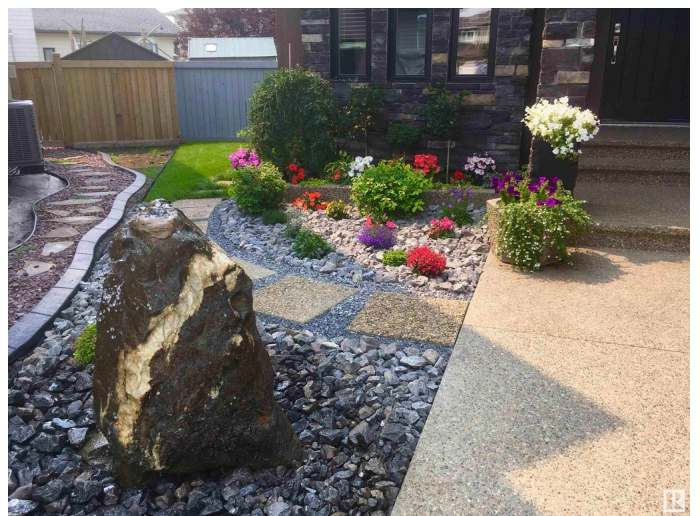
Chambery, Edmonton, AB

This stunning executive style bungalow in the beautiful Chambery neighbourhood is an absolute must see! This house features a modern, open plan gourmet kitchen, dining and living room- perfect for hosting and entertaining or just relaxing by the cozy gas fireplace. The main floor master suite has tons of natural light, generous walk-in closet, ensuite with spacious tiled walk-in shower and fantastic built-in vanity table. The main floor also has another generous bedroom with 4 pc bath. The fully finished basement is complete with a large family room, full wet bar, 2 bedrooms, a 4 pc bath, an office/gym/flex space and tons of storage. The yard is perfect for enjoying the outdoors throughout the seasons and features a large deck, dining/entertaining area with gas BBQ hookup, cozy fire pit conversation area, relaxing water feature and well manicured trees and shrubs throughout. This luxurious dream house offers everything and more!

Built in 2011

### Essential Information

MLS® #	E4426646
Price	\$725,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,707
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Residential Attached
Style	Bungalow
Status	Active

### **Community Information**

Address	11133 174a Avenue
Area	Edmonton
Subdivision	Chambery
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0C6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, Recreation Room/Centre, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	St Charles/Baturyn
Middle	St Edmund/Mary Butterworth
High	O'Leary/Queen Elizabeth

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 10:03am MDT