

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

MLS® #E4426646

**\$725,000**

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

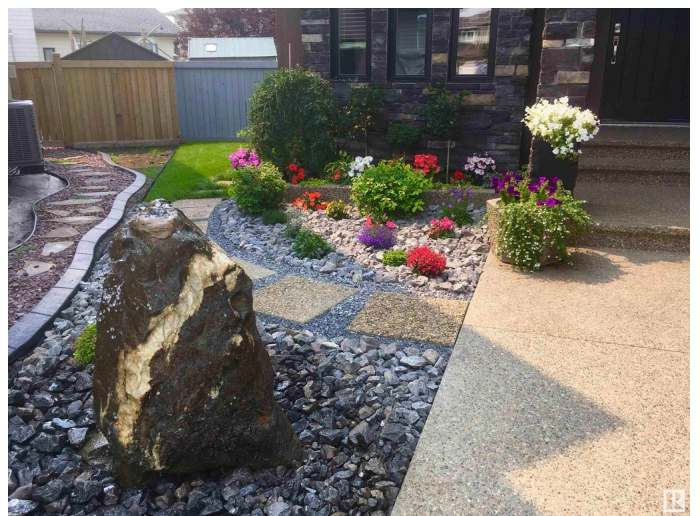
Chambery, Edmonton, AB

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 | 18               |
| Zoning         | Zone 27          |

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Listing information last updated on April 7th, 2025 at 2:02am MDT