

## **\$415,000 - 8647 173 Avenue, Edmonton**

MLS® #E4443551

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

An uncommon gem: a duplex w a HEATED DBL GARAGE, a FULLY FINISHED BASEMENT, NEW ROOF, 4 BEDROOMS, and 4 BATHROOMS all STEPS from the LAKE and PARK! This is the PERFECT starter, investment, or family home! Walking in, there's a huge entrance making for easy transitions. The living room is HUGE w TONS OF NATURAL LIGHT (mainly facing east)! MAIN FLOOR bathroom also houses your SIDE BY SIDE LAUNDRY w/ storage! The STAINLESS STEEL kitchen has an EAT UP ISLAND, and again, tons of natural SW facing light. Upper bedrooms are very well sized, w a FULL ENSUITE and WALK-IN CLOSET in the primary. The fully finished basement is so well laid out- rec space is MAXIMIZED making it a full SECOND LIVING ROOM. The large bedroom also has a FULL ENSUITE! Backyard is massive - whether it's gatherings around the fire pit or on the HUGE DECK, this house checks all the boxes. In an unprecedented market, make stable investment choices for your family and future with this home.

Built in 2005

### **Essential Information**

MLS® # E4443551

Price \$415,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8647 173 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W4         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Heated, Over Sized                               |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                               |
| Stories           | 3                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Finished                                                          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 138             |
| Zoning         | Zone 28         |

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