

## **\$449,999 - 8647 173 Avenue, Edmonton**

MLS® #E4443551

**\$449,999**

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, thereâ€™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 itâ€™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 \$449,999



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

### 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	6
Zoning	Zone 28

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