

Courtesy Of Mani Bagga Of Royal Lepage Magna

## **\$748,800 - 11010 174a Avenue, Edmonton**

MLS® #E4464727

**\$748,800**

5 Bedroom, 3.00 Bathroom, 2,508 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

Welcome to Chambery! Welcome to your dream home – a beautifully designed new build located in a vibrant, family-oriented community! Offering over 2,500 sq. ft. of finished living space, this home perfectly blends modern design, functionality, and comfort! Step into the spacious foyer leadin to the open-concept main floor featuring a modern living rm w/ 20-ft ceilings, a stylish fireplace & large windows bringing in natural light! The dining area overlooks the fully fenced backyard & the chef-inspired kitchen is equipped w/ modern cabinetry, ample storage & a center island/breakfast nook – all finished with elegant quartz countertops! The main floor is completed by a bedroom/home office & a 3-piece bathroom. Solid custom wood railings lead upstairs, offering 4 spacious bedrms, incl. primary suite w/a spa-like 4-piece ensuite a WIC. A bonus/family room & 3pc common bath completes this upper floor! The unfinished basement offers endless possibilities for more living space! Close to all amenities!

Built in 2025

### **Essential Information**

MLS® # E4464727

Price \$748,800

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,508                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11010 174a Avenue |
| Area        | Edmonton          |
| Subdivision | Chambery          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 0C5           |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck |
| Parking Spaces | 6                                      |
| Parking        | Triple Garage Attached                 |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                                             |
| Fireplace         | Yes                                                                                                   |
| Fireplaces        | Tile Surround                                                                                         |
| Stories           | 2                                                                                                     |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Baturin School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| 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 November 5th, 2025 at 5:17am MST