

## \$529,000 - 17708 55 Avenue, Edmonton

MLS® #E4438499

**\$529,000**

4 Bedroom, 3.5 Bathroom, 1,770 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

Welcome to this spacious 1,767 sq ft 2-storey home in Gariepy featuring 4 bedrooms, 3.5 bathrooms, and a fully finished basement perfect for family living and entertaining. The main floor boasts a vaulted ceiling in the bright living room and formal dining area, creating an open and elegant feel. The kitchen and breakfast nook overlook the backyard and open onto a large deck through a patio door. Enjoy cozy evenings in the sunken family room with a charming brick fireplace. You'll also love the convenience of main floor laundry. Upstairs, the primary bedroom includes a 3 piece ensuite, while two additional generously sized bedrooms share a 4 piece bath. The basement is fully finished with a bright and spacious recreation room, a games area with a wet bar, a 4th bedroom, and a 3 piece bathroom ideal for guests or teens. The home sits on a fully fenced and landscaped lot with a double attached garage. Located in a family friendly neighbourhood, close to excellent schools, parks, and all amenities.

Built in 1986

### Essential Information

MLS® # E4438499

Price \$529,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,770
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17708 55 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1C9

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	21
Zoning	Zone 20

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 June 16th, 2025 at 7:32pm MDT