

## \$420,000 - 8624 173 Avenue, Edmonton

MLS® #E4427858

**\$420,000**

4 Bedroom, 2.50 Bathroom, 1,545 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Immediately walking into this half duplex you will notice the pride of ownership. Starting from the outside of the home you will notice the large driveway, ample street parking, single attached garage, while the back yard is fence with a good size deck & plenty of space to enjoy these warm summer days ahead. Walk in there is a good size entry room. To your immediate left is the office with lots of natural light. Moving along the open concept kitchen has plenty of storage and open up to both the dining and kitchen area. The 2pc bath finishes this floor. Upstairs you will find primary bedroom with walk in closet & 4pc bath, laundry & 2 more bedrooms with a 4pc bathroom to share. The basement is partial finished with a 4th bedroom. This home is a must see. Shingles redone in the last few years & air conditioning installed last year.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427858  |
| Price          | \$420,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,545     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2003          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8624 173 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3W4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Single Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

Days on Market 36

Zoning Zone 28

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Listing information last updated on May 2nd, 2025 at 3:32am MDT