

## **\$750,000 - 17436 108 Street, Edmonton**

MLS® #E4445044

**\$750,000**

5 Bedroom, 3.50 Bathroom, 3,023 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

5 BEDROOMS. Beautiful 2 storey family home on a private cul-de-sac lot in Chambery, steps to the lake, park & walking trails. Over 4100SF of developed living space w/ open concept environment. Main floor features a large kitchen w/ maple cabinets, granite counters w/ center island breakfast bar overhang, pendulum & flush mount lighting. Formal dining space w/ glass doors, living room w/ niched & mantled gas fireplace blended w/ eating nook. Convenient main floor laundry & 2 piece granite powder room. Upper level features a bonus room, 4 bedrooms, 4 piece granite bathroom w/ spacious primary bedroom sporting a spa style 5 piece granite ensuite w/ 2 walk-in closets. Basement is outfitted for in floor heating with large rec room, 5th bedroom, 4 piece bath, granite wet bar w/fridge. Garage connects to spacious storage room in the basement. The SW facing beautifully landscaped backyard is private & tranquil w/ slated fire area. Exposed aggregate driveway & walk way. Complete w/ solar panels & AC. A PURE GEM.

Built in 2010

### **Essential Information**

MLS® # E4445044

Price \$750,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,023
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17436 108 Street
Area	Edmonton
Subdivision	Chambery
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0C1

### Amenities

Amenities	Air Conditioner, Patio
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

### **School Information**

Elementary	Baturyn
Middle	Mary Butterworth

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	27
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 July 27th, 2025 at 11:32am MDT