

\$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	27
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 22nd, 2025 at 5:02pm MDT