

## \$569,900 - 10627 180 Avenue, Edmonton

MLS® #E4435660

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

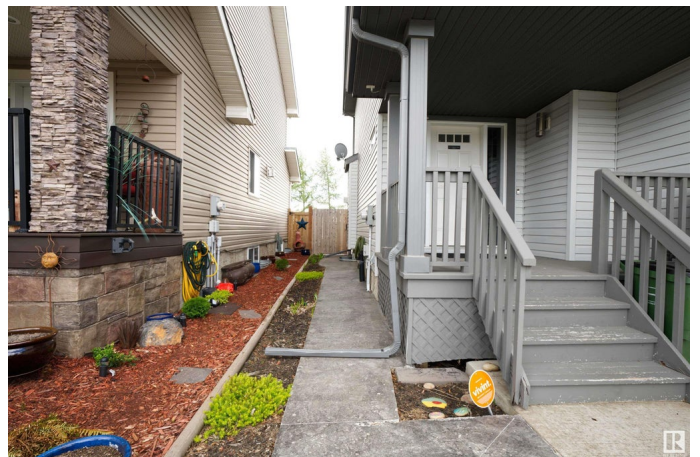
Gorgeous family home backing onto PARK!! Bright & open floor plan with numerous upgrades. The main floor features a spacious entry, hardwood floors, a large kitchen with stainless steel appliances (fridge is BRAND NEW), granite countertops & eating bar. Open to the kitchen is a large dining area with French doors to the backyard, perfect for entertaining & overlooking a large green space. The living room features soaring ceilings & huge windows to take in the view along with a gas fireplace. Main floor powder room & mudroom with laundry. Upstairs open to below with loft area (with sink), bathroom, two large bedrooms & primary suite with walk-in closet & ensuite with soaker tub & separate shower. Basement is finished with spacious family room, large windows & storage room. The landscaped yard is gorgeous & features vinyl fencing - no maintenance and has gas line for BBQ! This home also has central A/C central vacuum (with garage attachments for easy car maintenance) New furnace 2024!

Built in 2006

### Essential Information

MLS® # E4435660

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10627 180 Avenue |
| Area        | Edmonton         |
| Subdivision | Chambery         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 6J9          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Air Conditioner, No Smoking Home |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached           |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                          |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 27       |

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Listing information last updated on June 17th, 2025 at 7:02am MDT