

## \$629,000 - 17808 109 Street, Edmonton

MLS® #E4439346

**\$629,000**

6 Bedroom, 3.50 Bathroom, 2,399 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

It's not easy to find a 6-bedroom home with 2,396 sq ft, but this one checks all the boxes for space, comfort, and functionality. Step inside to 9 ft ceilings and a welcoming open layout. The kitchen offers a central island, stainless steel appliances, and two pantries, flowing into a spacious dining area framed by decorative pillars. Just off the main living space is a 2-piece powder room and a main floor den (currently used as an office). The cozy family room features a gas fireplace, custom-built-ins, and large windows that fill the space with natural light. Upstairs you'll find 4 bedrooms, including a primary suite with a sitting area, 5-piece ensuite, and a walk-in closet. The finished basement adds 2 more bedrooms, another 4-piece washroom, a large family room, and plenty of storage. Outside, enjoy the west-facing pie-shaped yard with a deck and covered pergola. With central A/C and a family-friendly neighbourhood, this home is a rare find.

Built in 2005

### Essential Information

MLS® #	E4439346
Price	\$629,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,399
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17808 109 Street
Area	Edmonton
Subdivision	Chambery
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6H6

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 66

Zoning Zone 27

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