

## \$749,900 - 17524 55 Avenue, Edmonton

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MLS® #E4448177

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,255 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

This is the one youâ€™ve been waiting for! Located in the highly desirable Gariepy neighborhood, just steps from the river valley, this immaculately maintained home sits on a beautifully landscaped nearly 10,000 sq ft lot. Step inside and be welcomed by mosaic tile floors, soaring cedar ceilings, warm oak railings, and gleaming hardwood and beautiful French doors. The upgraded kitchen features rich dark cabinetry, granite countertops, a large peninsula, and upgraded appliances including a gas stoveâ€”perfect for the family chef! Enjoy the sunny 3 tiered deck and pristine back yard with mature apple trees and garden boxes. The main floor offers a sunken family room, formal living/dining with gas fireplaces, a bedroom, laundry, and a half bath. Upstairs boasts a loft, two spacious bedrooms, 3pc bath, and a serene primary suite with walk-in closet and updated ensuite shower. The finished basement includes a large rec room, gas fireplace, 3pc bath, and ample storage. This is a rare find in a quiet cul-de-sac!

Built in 1980

### Essential Information

MLS® # E4448177

Price \$749,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,255
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17524 55 Avenue
Area	Edmonton
Subdivision	Gariepy
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1G6

### Amenities

Amenities	Closet Organizers, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Centennial School
Middle	S.Bruce Smith JH
High	Jasper Place

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	10
Zoning	Zone 20

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