\$415,000 - 8647 173 Avenue, Edmonton

MLS® #E4443551

\$415,000

4 Bedroom, 3.50 Bathroom, 1,419 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

An uncommon gem: a duplex w a HEATED DBL GARAGE, a FULLY FINISHED BASEMENT, NEW ROOF, 4 BEDROOMS, and 4 BATHROOMS all STEPS from the LAKE and PARK! This is the PERFECT starter, investment, or family home! Walking in, there's a huge entrance making for easy transitions. The living room is HUGE w TONS OF NATURAL LIGHT (mainly facing east)! MAIN FLOOR bathroom also houses your SIDE BY SIDE LAUNDRY w/ storage! The STAINLESS STEEL kitchen has an EAT UP ISLAND, and again, tons of natural SW facing light. Upper bedrooms are very well sized, w a FULL ENSUITE and WALK-IN CLOSET in the primary. The fully finished basement is so well laid out- rec space is MAXIMIZED making it a full SECOND LIVING ROOM. The large bedroom also has a FULL ENSUITE! Backyard is massive - whether it's gatherings around the fire pit or on the HUGE DECK, this house checks all the boxes. In an unprecedented market, make stable investment choices for your family and future with this home.







Built in 2005

Essential Information

MLS® # E4443551 Price \$415,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,419

Acres 0.00

Year Built 2005

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 8647 173 Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 3W4

Amenities

Amenities On Street Parking, Deck, Detectors Smoke, No Smoking Home, Vinyl

Windows

Parking Double Garage Detached, Heated, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 19th, 2025

Days on Market 132

Zoning Zone 28

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