

## **\$750,000 - 17436 108 Street, Edmonton**

MLS® #E4445044

### **\$750,000**

5 Bedroom, 3.50 Bathroom, 3,023 sqft

Single Family on 0.00 Acres

Chamberly, Edmonton, AB

5 BEDROOMS. Beautiful 2 storey family home on a private cul-de-sac lot in Chamberly, steps to the lake, park & walking trails. Over 4100SF of developed living space w/ open concept environment. Main floor features a large kitchen w/ maple cabinets, granite counters w/ center island breakfast bar overhang, pendulum & flush mount lighting. Formal dining space w/ glass doors, living room w/ niched & mantled gas fireplace blended w/ eating nook. Convenient main floor laundry & 2 piece granite powder room. Upper level features a bonus room, 4 bedrooms, 4 piece granite bathroom w/ spacious primary bedroom sporting a spa style 5 piece granite ensuite w/ 2 walk-in closets. Basement is outfitted for in floor heating with large rec room, 5th bedroom, 4 piece bath, granite wet bar w/fridge. Garage connects to spacious storage room in the basement. The SW facing beautifully landscaped backyard is private & tranquil w/ slated fire area. Exposed aggregate driveway & walk way. Complete w/ solar panels & AC. A PURE GEM.

Built in 2010

### **Essential Information**

MLS® # E4445044

Price \$750,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,023                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17436 108 Street |
| Area        | Edmonton         |
| Subdivision | Chambery         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 0C1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Patio |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                                   |
| Exterior Features | Fenced, Flat Site, Landscaped, Private Setting |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stucco                                   |
| Foundation        | Slab   |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Baturyn          |
| Middle     | Mary Butterworth |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 27         |

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 July 22nd, 2025 at 7:32pm MDT