

## \$644,900 - 10621 175a Avenue, Edmonton

MLS® #E4455496

**\$644,900**

5 Bedroom, 3.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

This gorgeous home in Chambery is tucked away in a quiet cul-de-sac on a spacious, regular lot. The main floor offers a large office and a convenient half bath. The kitchen has been fully updated with brand new appliances, new cabinets, and new quartz countertops. Upstairs, you'll find a master bedroom with a beautiful ensuite, a spacious bonus room, two additional bedrooms, and a full bathroom. The home is freshly painted and features an oversized double garage. The fully finished basement offers two bedrooms, a full bathroom, and a huge rec room—perfect for family gatherings. Additional highlights include central A/C, a fully fenced yard, and a prime location within walking distance to Chambery Park, Walters Lake, Chambery Lake, and local schools.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455496  |
| Price          | \$644,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,229     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2001                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10621 175a Avenue |
| Area        | Edmonton          |
| Subdivision | Chambery          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 6C1           |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Air Conditioner        |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 3                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Finished                                                                     |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                              |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Asphalt, Vinyl                                              |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 45                |

Zoning

Zone 27

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Listing information last updated on October 14th, 2025 at 9:02pm MDT