

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$420,000 - 8624 173 Avenue, Edmonton

MLS® #E4427858

### \$420,000

4 Bedroom, 2.50 Bathroom, 1,545 sqft  
Single Family on 0.00 Acres

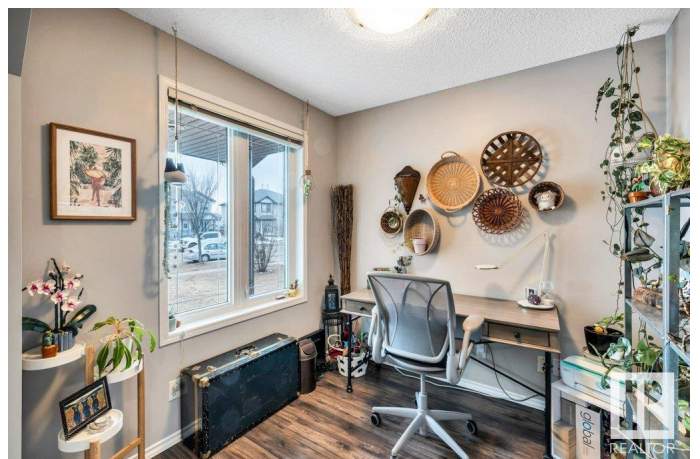
Klarvatten, Edmonton, AB

Immediately walking into this half duplex you will notice the pride of ownership. Starting from the outside of the home you will notice the large driveway, ample street parking, single attached garage, while the back yard is fence with a good size deck & plenty of space to enjoy these warm summer days ahead. Walk in there is a good size entry room. To your immediate left is the office with lots of natural light. Moving along the open concept kitchen has plenty of storage and open up to both the dining and kitchen area. The 2pc bath finishes this floor. Upstairs you will find primary bedroom with walk in closet & 4pc bath, laundry & 2 more bedrooms with a 4pc bathroom to share. The basement is partial finished with a 4th bedroom. This home is a must see. Shingles redone in the last few years & air conditioning installed last year.

Built in 2003

### Essential Information

MLS® #	E4427858
Price	\$420,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,545



Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	8624 173 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3W4

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	March 27th, 2025
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Days on Market 20

Zoning Zone 28

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Listing information last updated on April 16th, 2025 at 3:02pm MDT