

## \$599,000 - 17808 109 Street, Edmonton

MLS® #E4456269

**\$599,000**

6 Bedroom, 3.50 Bathroom, 2,399 sqft

Single Family on 0.00 Acres

Chamberly, Edmonton, AB

It's not easy to find a 6-bedroom home with 2,396 sq ft, but this one checks all the boxes for space, comfort, and functionality. Step inside to 9 ft ceilings and a welcoming open layout. The kitchen offers a central island, stainless steel appliances, and two pantries, flowing into a spacious dining area framed by decorative pillars. Just off the main living space is a 2-piece powder room and a main floor den (currently used as an office). The cozy family room features a gas fireplace, custom-built-ins, and large windows that fill the space with natural light. Upstairs you'll find 4 bedrooms, including a primary suite with a sitting area, 5-piece ensuite, and a walk-in closet. The finished basement adds 2 more bedrooms, another 4-piece washroom, a large family room, and plenty of storage. Outside, enjoy the west-facing pie-shaped yard with a deck and covered pergola. With central A/C and a family-friendly neighbourhood, this home is a rare find.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456269  |
| Price     | \$599,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,399                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 17808 109 Street |
| Area        | Edmonton         |
| Subdivision | Chambery         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 6H6          |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

Date Listed September 5th, 2025

Days on Market 50

Zoning Zone 27

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