

## \$719,900 - 17524 55 Avenue, Edmonton

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MLS® #E4448177

**\$719,900**

4 Bedroom, 3.50 Bathroom, 2,255 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

This is the one youâ€™ve been waiting for! Located in the highly desirable Gariepy neighborhood, just steps from the river valley, this immaculately maintained home sits on a beautifully landscaped nearly 10,000 sq ft lot. Step inside and be welcomed by mosaic tile floors, soaring cedar ceilings, warm oak railings, and gleaming hardwood and beautiful French doors. The upgraded kitchen features rich dark cabinetry, granite countertops, a large peninsula, and upgraded appliances including a gas stoveâ€”perfect for the family chef! Enjoy the sunny 3 tiered deck and pristine back yard with mature apple trees and garden boxes. The main floor offers a sunken family room, formal living/dining with gas fireplaces, a bedroom, laundry, and a half bath. Upstairs boasts a loft, two spacious bedrooms, 3pc bath, and a serene primary suite with walk-in closet and updated ensuite shower. The finished basement includes a large rec room, gas fireplace, 3pc bath, and ample storage. This is a rare find in a quiet cul-de-sac!

Built in 1980

### Essential Information

MLS® # E4448177

Price \$719,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,255                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17524 55 Avenue |
| Area        | Edmonton        |
| Subdivision | Gariepy         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1G6         |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached                                                                           |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                |
| Fireplaces        | See Remarks                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                            |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                             |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Centennial School |
| Middle     | S.Bruce Smith JH  |
| High       | Jasper Place      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 20         |

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Listing information last updated on August 2nd, 2025 at 6:47am MDT