

## \$650,000 - 10564 17 Avenue, Edmonton

MLS® #E4436119

**\$650,000**

3 Bedroom, 3.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Experience elevated living in prestigious Bearspaw! This spacious 5-level split offers 2,142 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms and 3.5 bathrooms. This home impresses with soaring vaulted ceilings, skylights, and an abundance of natural light. The bright living room flows the spacious dining area and into a large kitchen with stainless steel appliances, tons of counter space, and plenty of storage—perfect for entertaining. Upstairs you will find the bedrooms, including the primary suite with a 3-pc ensuite. The lower level has a second kitchen, huge rec room for movie nights or kids’™ play space, two flexible rooms for a home office or gym, plus a full bath. Step outside to a landscaped, fenced backyard with a hot tub and direct access to greenspace. Central A/C and oversized double garage add extra comfort. Close to parks, playgrounds, schools, South Edmonton Common & Anthony Henday Drive—this home truly has it all!

Built in 1980

### Essential Information

MLS® #	E4436119
Price	\$650,000
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,142
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	10564 17 Avenue
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5B5

### Amenities

Amenities	Air Conditioner, Deck, Hot Tub, Skylight, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	5
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Keheewin School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	10
Zoning	Zone 16

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