

## \$775,000 - 17806 109 Street, Edmonton

MLS® #E4465614

**\$775,000**

6 Bedroom, 3.50 Bathroom, 2,985 sqft

Single Family on 0.00 Acres

Chambery, Edmonton, AB

The home and yard youâ€™ve been waiting for. Set in a quiet crescent in desirable Chambery, this beautifully maintained 2,985 sq. ft. two-storey offers exceptional space, featuring 6 bedrooms and a layout designed for family living. A striking 2-storey living room fills the home with natural light and flows into a formal dining room and a welcoming family room with a gas fireplace. Upgraded vinyl plank flooring leads to a spacious granite kitchen with a large eating nook and access to the deck and the massive, park-like backyardâ€”perfect for kids, pets, and outdoor entertaining. Upstairs are four generous bedrooms, including a private primary suite with a walk-in closet, jacuzzi ensuite, and separate shower. The fully finished basement adds impressive flexibility with a huge recreation room, two additional large bedrooms, and a full bath. A triple attached garage and proximity to parks, ponds, schools, 97 Street, and the Henday complete this ideal family home.

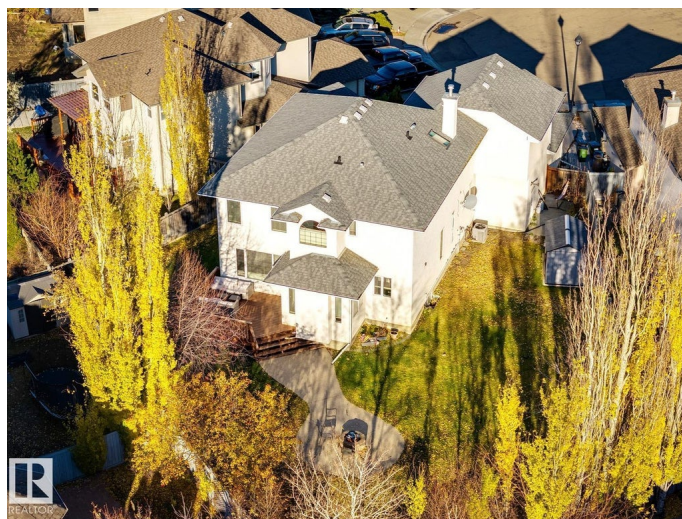
Built in 2004

### Essential Information

MLS® # E4465614

Price \$775,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,985                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17806 109 Street |
| Area        | Edmonton         |
| Subdivision | Chambery         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 6H6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Cul-De-Sac, Landscaped, Picnic Area, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 27             |

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Listing information last updated on November 15th, 2025 at 1:32pm MST