

## \$768,000 - 5503 174 Street, Edmonton

MLS® #E4448503

**\$768,000**

4 Bedroom, 3.50 Bathroom, 2,455 sqft

Single Family on 0.00 Acres

Gariepy, Edmonton, AB

A rare gem on a MASSIVE PIE LOT—just one block from top-rated Centennial Elementary and the River Valley! This beautifully renovated home combines location, charm, and thoughtful upgrades. Step into a bright, move-in ready space featuring vaulted ceilings, and newer vinyl plank flooring (2023). The upgraded kitchen showcases Canadian quartz countertops, stainless steel appliances, modern cabinetry with glass tile backsplash. You'll love the spacious master retreat with a renovated ensuite featuring double sinks and a soaker tub. The main bath is equally stunning with dual sinks, tile surround, and great storage. Enjoy summer entertaining on the huge deck or in the sunroom—perfect for mosquito-free evenings. The fully finished basement includes a large rec room, TV area, full bath, and ample storage. Recent updates: newer carpet, newer windows (including primary in 2020), metal roof, soffits, rain pipes (2018), and fresh paint throughout the main floor.

Built in 1979

### Essential Information

MLS® # E4448503

Price \$768,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,455                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5503 174 Street |
| Area        | Edmonton        |
| Subdivision | Gariepy         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1E2         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, Detectors Smoke, Patio, Sunroom |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Stone Facing                                                                                              |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone                                                                      |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Metal              |
| Construction | Wood, Brick, Stone |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Centennial Elementary |
|------------|-----------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 20         |

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Listing information last updated on August 14th, 2025 at 11:02am MDT