

## \$789,933 - 10307 175 Avenue, Edmonton

MLS® #E4450950

**\$789,933**

5 Bedroom, 3.50 Bathroom, 2,769 sqft

Single Family on 0.00 Acres

Elsinore, Edmonton, AB

Location, Location.. this spacious 4 bedroom, 3½ bath family home nestled along a serene lake in the desirable neighborhood of Elsinore. Over 4,000 sq ft of elegant living space across three levels - including a finished walkout basement. grand foyer welcomes you with curved staircase accents & sightlines into the Formal Dining & Living areas - perfect for family meals & gatherings. The bright main floor features a cozy living room with fireplace & a breakfast nook overlooking the water. Step outside onto the large composite raised deck to enjoy peaceful lake views, mature trees & landscaped yard. Upstairs, the primary suite includes a walk in closet & 4pce ensuite, with two more bedrooms & full bath. Walkout basement boasts a huge rec room, woodburning fireplace, 4th bedroom, full bath & access to the backyard - ideal for play, guests or quiet nights. Close to parks, schools, shopping & transit - comfort & value await. Newer Roof, HWT, Furnaces, Central Air Conditioning, Electrical, Eavestroughs, Deck.

Built in 1992

### Essential Information

MLS® # E4450950

Price \$789,933

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,769                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10307 175 Avenue |
| Area        | Edmonton         |
| Subdivision | Elsinore         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5W9          |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Patio, Vaulted Ceiling, Walkout Basement, See Remarks |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached                                                       |
| Is Waterfront  | Yes                                                                          |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                      |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                     |
| Exterior Features | Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 27          |

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Listing information last updated on August 25th, 2025 at 2:32pm MDT