

## \$500,000 - 8524 174 St. Street, Edmonton

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MLS® #E4462086

**\$500,000**

6 Bedroom, 4.00 Bathroom, 1,261 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Investor's Dream or Airbnb Gem! This 6-bedroom, 4-bath bi-level on a massive 1,030 m<sup>2</sup> pie lot with double attached garage. Features a bright living room with a fireplace, modern kitchen with granite countertops, and dining area to deck and large backyard. Main floor includes primary ensuite, 2 bedrooms & full bath. Finished basement with second kitchen, 3 bedrooms & 2 baths—ideal for Airbnb, rental, or extended family. Upgrades: newer shingles, windows, flooring, A/C, HWT & paint. Walk to WEM, close to schools, transit, Henday & Whitemud. Excellent income potential for investors or first-time buyers!



Built in 1976

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462086               |
| Price          | \$500,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,261                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |

Status Active

Community Information

Address 8524 174 St. Street  
Area Edmonton  
Subdivision Thorncliffe (Edmonton)  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5T 2B9

Amenities

Amenities Air Conditioner, Deck, No An  
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom  
Appliances Air Conditioning-Central,  
Garage Opener, Hood Fan, Washer, Window Coverings,  
Refrigerators-Two, Stoves-Tv  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Brick Facing  
Stories 2  
Has Basement Yes  
Basement Full, Finished

Exterior

Exterior Wood, Brick  
Exterior Features Fenced, Schools, Shopping M  
Roof Asphalt Shingles  
Construction Wood, Brick  
Foundation Concrete Perimeter

Additional Information

Date Listed October 14th, 2025  
Days on Market 21  
Zoning Zone 20



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