

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

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 2  
Zoning Zone 20



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