

## \$423,800 - 7214 174 Avenue, Edmonton

MLS® #E4450505

**\$423,800**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

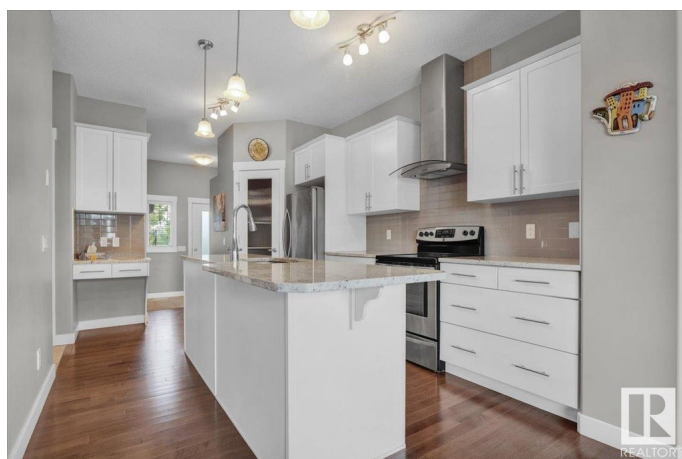
Schonsee, Edmonton, AB

Welcome to your future home in the highly sought-after community of Schonsee! This stunning 1460 sq. ft. half duplex offers an open-concept layout with 9-ft ceilings and rich hardwood floors. The upgraded kitchen features granite countertops, a large island with eating bar, crown-molded cabinetry, pot & pan drawers, a built-in desk, and stainless steel appliances—ideal for both busy mornings and weekend entertaining. A mudroom and half bath add convenience. Upstairs, enjoy 3 cozy bedrooms, including a primary suite with walk-in closet and spa-like 5-piece ensuite. There's also an upper-floor laundry room and custom blinds throughout. Best of all, this home sits on a massive pie-shaped lot backing onto green space, trails, and a future park. Whether you're sipping coffee in the sun or watching your kids play, this home offers the lifestyle you've been dreaming of!

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450505  |
| Price      | \$423,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,460         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7214 174 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0L3         |

### Amenities

|           |                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vacuum System-Roughed-In |
| Parking   | Front Drive Access, Insulated, Over Sized, Single Garage Attached                                                                          |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 31st, 2025

Days on Market                3

Zoning                            Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 12:47pm MDT