

## \$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                2

Zoning                            Zone 28

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