

## \$410,000 - 7214 174 Avenue, Edmonton

MLS® #E4459648

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Welcome to Schonsee! This 1,460 sq. ft. half duplex blends style, comfort, and location. The main floor boasts 9-ft ceilings, hardwood floors, and a gourmet kitchen with granite countertops, large island with eating bar, crown-molded cabinetry, pot & pan drawers, built-in desk, and stainless steel appliances. A mudroom and half bath add convenience. Upstairs you'll find 3 bedrooms, including a spacious primary with walk-in closet and spa-inspired 5-piece ensuite. Upper-level laundry and custom blinds throughout make daily living easier. The true highlight is outside: a massive pie-shaped lot backing onto green space, walking trails, and a future park. Whether it's morning coffee on the patio, hosting summer BBQs, or watching kids play in the yard, this home delivers the lifestyle you've been waiting for. Move-in ready and nestled in a family-friendly community close to schools, shopping, and amenities—don't miss it!

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459648  |
| Price     | \$410,000 |
| 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    | September 26th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 28              |

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Listing information last updated on October 22nd, 2025 at 7:02pm MDT