

# \$523,000 - 7808 174 Avenue, Edmonton

MLS® #E4432384

**\$523,000**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Luxury, Affordability and Style all in one! Look no further in the beautiful , highly desirable neighborhood of Schonsee! This stunning 2 Storey 3 bedroom 2.5 bathroom Half Duplex and double garage is the perfect home ! As you step inside youâ€™ll immediately be captivated by the warm & inviting open-concept floor plan ! Gleaming vinyl plank flooring, perfectly complementing the sleek quartz countertops & stainless-steel appliances in the kitchen. Upstairs youâ€™ll discover 2 spacious bedrooms alongside the luxurious primary bedroom, complete w/a walk in closet & a lavish 4 piece ensuite. Laundry is conveniently located upstairs! Outside enjoy the sunshine on the deck ,with huge back yard ideal for summer gatherings! This home features a side entrance! Donâ€™t miss out on this beautiful home!

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432384  |
| Price          | \$523,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,602     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2021          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7808 174 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0P1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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 | Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 23rd, 2025 |
|-------------|------------------|

Days on Market 9

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 May 2nd, 2025 at 12:47am MDT