

Courtesy Of Varun Kumar Of RE/MAX Elite

# \$524,900 - 7519 170 Avenue, Edmonton

MLS® #E4449232

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,497 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

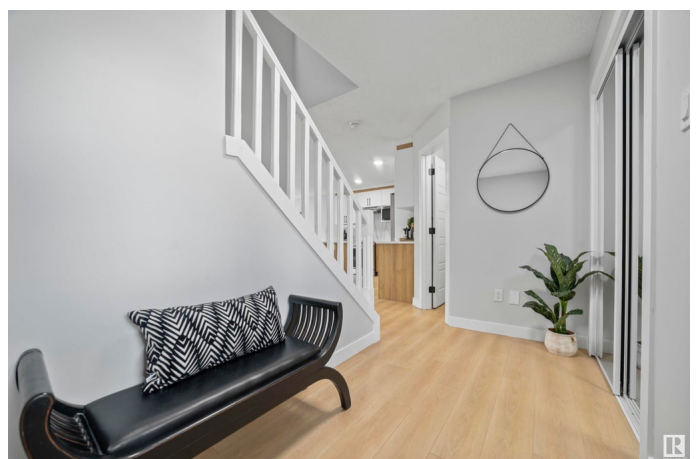
Welcome to this beautifully renovated single-family gem in the community of Schonsee! Offering incredible value, this 3-bedroom, 2.1-bathroom home stands out with its modern upgrades. From brand-new vinyl plank flooring throughout (no carpet) to the fresh shingles, new blinds & fully updated kitchen with stylish finishes & brand new appliances – every corner feels fresh, bright & move-in ready. The open-concept main floor features a cozy fireplace in the living room, perfect for relaxing evenings & a dining area that flows seamlessly into the heart of the home. Step outside & enjoy the spacious backyard, an ideal space for summer BBQs, gardening, or play. The double attached garage adds everyday convenience, while the unfinished basement offers endless possibilities to make the space your own. Located near scenic ponds, walking trails & all major amenities, this home is perfectly positioned for family-friendly living. Why settle for a duplex when you can own a fully renovated detached home for same price!

Built in 2006

## Essential Information

MLS® # E4449232

Price \$524,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,497                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7519 170 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B2         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Wall Mount                                                                                   |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | NORTHMOUNT SCHOOL   |
| Middle     | DICKINSFIELD SCHOOL |
| High       | M.E. LAZERTE SCHOOL |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 24              |
| 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 16th, 2025 at 10:17am MDT