

## \$450,000 - 7023 174 Avenue, Edmonton

MLS® #E4437776

**\$450,000**

3 Bedroom, 3.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Check out this charming modern fully finished ½ duplex with double garage built by Sterling Homes in the family orientated community of Schonsee. With over 2000 Square Feet of living space this opportunity is perfect for a young family or young couple. Your main floor welcomes you with a generous front entry, that flows nicely to the kitchen and open concept living room. Enjoy the Gas Stove, upgraded cabinets, and quartz countertops, overlooking the living room with a gas fireplace or step out and enjoy the lovely private backyard with cozy Gazebo and composite deck, nothing spared here. Finishing off the main level is a 2 piece bathroom. The upper level has a spacious bonus area and 2nd floor laundry room. 2 large bedrooms each with their very own ensuite and walk in closets. Lastly a finished basement for added living space with 1 Bedroom, Full Bathroom, Family room and large storage room. The best part is there is NO CONDO FEES!!! Located near all amenities, school, parks.

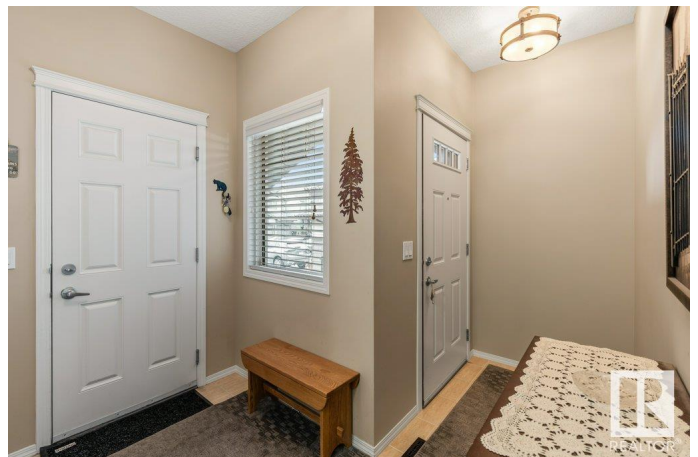
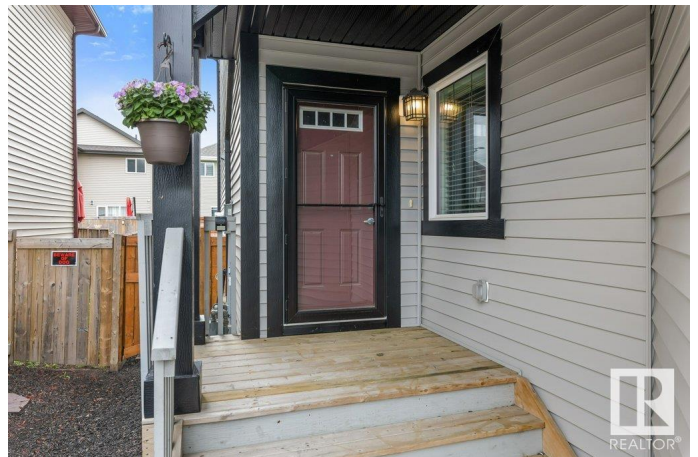
Built in 2015

### Essential Information

MLS® # E4437776

Price \$450,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,630
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7023 174 Avenue
Area	Edmonton
Subdivision	Schonsee
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0M5

### Amenities

Amenities	Deck, Gazebo
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Northmount
Middle	Dickensfield
High	M.E.LaZerte

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	7
Zoning	Zone 28

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Listing information last updated on May 29th, 2025 at 5:17am MDT