

## \$585,000 - 7527 174 Avenue, Edmonton

MLS® #E4445135

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Discover this impressive 3-bedroom, 2.5-bathroom home offering over 2,000 square feet in sought-after Schonsee. This home has 9' main floor ceilings, upgraded cabinetry throughout and a versatile bonus room perfect for a home office or playroom, or a golf simulator. Enjoy the convenience of upstairs laundry! The primary bedroom boasts an ensuite bathroom and walk-in closet for added convenience. Stay comfortable year-round with central air conditioning, while the three-car garage provides ample parking and storage. The south-facing back yard features a spacious deck with exterior gas line, perfect for grilling and entertaining. Located in family-friendly Schonsee, you'll enjoy easy access to amenities, schools, and parks while maintaining peaceful suburban living. This home combines practical features with quality upgrades, ideal for families seeking comfort and convenience. Don't miss this move-in ready home in one of Edmonton's most desirable locations.

Built in 2018

### Essential Information

MLS® # E4445135

Price \$585,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7527 174 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0J7         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Ceiling 9 ft., Detectors Smoke, No Smoking Home, 9 ft. Basement Ceiling |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, Tandem  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 28         |

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