

## \$425,000 - 7210 174 Avenue, Edmonton

MLS® #E4448194

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Nestled in a sought-after neighbourhood of Schonsee, this charming single-family home at 7210?174?Ave NW offers urban convenience with a warm, community-focused vibe.

Thoughtfully designed and immaculately maintained, this half duplex exudes modern comfort and style. With three well-appointed bedrooms; perfect for families, guests or a home office set-up. Three bathrooms, including a primary ensuite, ideal for privacy and convenience and a roughed-in bathroom in the basement. Additional features include; an oversized pantry in the kitchen, large deck out back and second floor laundry! Shows 10/10, donâ€™t miss out on this opportunity to make this your next home!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448194  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,385     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7210 174 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8T 0B9         |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached                                                |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 2                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                   |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                              |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Asphalt, Vinyl                                              |
| Foundation        | Concrete Perimeter                                                |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Florence Hallock |
| Middle     | Christ the King  |
| High       | Londonderry      |

**Additional Information**

Date Listed                July 17th, 2025  
Days on Market        19  
Zoning                    Zone 28

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