

## \$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, don'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        4  
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 July 21st, 2025 at 8:02pm MDT