

## \$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	5
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 4th, 2025 at 10:02pm MDT