

# **\$724,900 - 7432 174 Avenue, Edmonton**

MLS® #E4451605

**\$724,900**

6 Bedroom, 3.50 Bathroom, 2,353 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

This exceptional custom-built home is designed for large families or multigenerational living, offering a spacious 4-bedroom layout plus a LEGAL 2-BEDROOM BASEMENT SUITE. The main floor welcomes you with a bright office and convenient powder room, leading into an expansive open-concept living area. The kitchen boasts a large island perfect for family gatherings, a dining room that comfortably seats eight, and a living room that fits even the largest sectional. Upstairs, you find a bonus room, roomy laundry area, full bathroom, and three generously sized bedrooms. The private primary suite boasts a walk-in closet and a luxurious 5-piece ensuite. The legal basement suite is a fantastic addition, complete with a full kitchen, living room, 4-piece bathroom, and two bedrooms. Step outside to enjoy the landscaped backyard, complete with a deck, patio, and greenspace. With a double attached garage and proximity to schools, shopping, Splash Park, walking trails, transit, and the Henday, this home is a must-see!

Built in 2020

## **Essential Information**

MLS® # E4451605

Price \$724,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,353                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7432 174 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0J7         |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                                                  |
| Parking        | Double Garage Attached                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 28          |

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Listing information last updated on August 23rd, 2025 at 8:17am MDT