# \$539,900 - 8014 174 Avenue, Edmonton

MLS® #E4445933

### \$539.900

4 Bedroom, 3.50 Bathroom, 1,607 sqft Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Welcome to this Legal Suited Half Duplex with a double car attached garage located in the heart of the Schonsee Community!! Park in the Garage, driveway or on the street and make your way inside. The upper suite has 2 levels. The main floor has front and rear entry, 2-piece bathroom, open living room, dining room and kitchen with pantry and island. Upstairs you will find a spacious primary bedroom with 4-piece ensuite and walk in closet, laundry room, 2 more bedrooms and a 4-piece bathroom. Access the basement suite from the separate side entrance and make your way down. Once inside you will find open living room, dining room and kitchen with all the appliances, in-suite laundry, a good size bedroom and a 4-piece bathroom. Utility room has separate access so you don't have to bug any of the tenants if any work or maintenance needs to be done. Back yard has a huge deck and lots of room for the kids to run around in. Rent out both, live in one and rent one or live in both! Close to everything needed.

Built in 2020

#### **Essential Information**

MLS® # E4445933 Price \$539,900

Bedrooms 4







Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,607 Acres 0.00 Year Built 2020

Type Single Family

Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 8014 174 Avenue

Area Edmonton
Subdivision Schonsee
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0P2

#### **Amenities**

Amenities Deck, Detectors Smoke, HRV System

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Window Coverings, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two,

Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

**Asphalt Shingles** Roof

Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Construction

July 4th, 2025 Date Listed

Days on Market 17

Zone 28 Zoning

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