

# \$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.

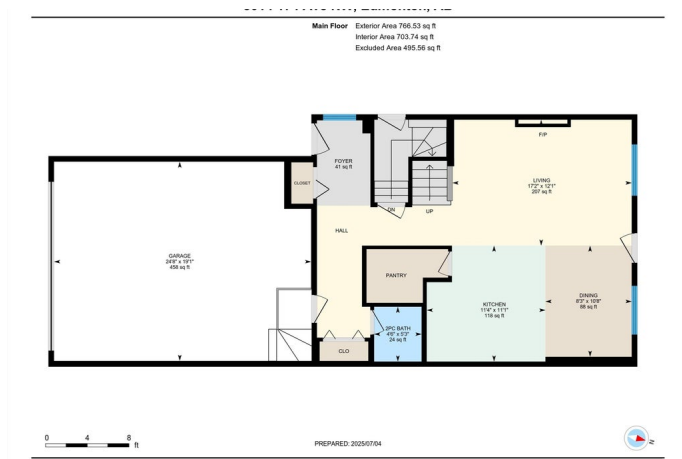
Built in 2020

## 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

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | Zone 28        |

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Listing information last updated on July 6th, 2025 at 2:32am MDT