

# \$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	4
Zoning	Zone 28

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Listing information last updated on July 8th, 2025 at 7:32am MDT