

## \$699,000 - 7415 169 Avenue, Edmonton

MLS® #E4424835

**\$699,000**

4 Bedroom, 2.50 Bathroom, 2,632 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Welcome to this gorgeous home in Schonsee. As you enter, you are greeted by a spacious foyer with a 20-foot ceiling, floor-to-ceiling windows, and a stunning curved staircase leading to the upper loft which is overlooking the main floor. The tiled fireplace with a large recessed niche adds to the elegance. The kitchen boasts ample cabinetry, granite countertops, a walk-in pantry, and an eating bar. The breakfast nook, surrounded by windows, overlooks the beautifully landscaped backyard. The family room features another gas fireplace. The main floor also includes a den, half bath, and a laundry room with a sink. Upstairs, the primary suite offers a sitting area, a walk-in closet, and a 5-piece Ensuite with a jacuzzi tub, plus 3 more spacious bedrooms. The basement has 9-foot ceilings and is framed, ready for your personal touch. Backyard has a deck, shed, and lovely landscaping. Recent upgrades-new hot water tank, remodelled washer, new dryer, custom blinds, central vac, new dishwasher. A Must See!

Built in 2006

### Essential Information

MLS® # E4424835

Price \$699,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,632                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7415 169 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0A3         |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                          |
| Parking        | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Stove-Induction, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Glass Door, Tile Surround                                                                                                                                         |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Partially Finished                                                                                                                                          |

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 42              |
| Zoning         | Zone 28         |

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Listing information last updated on April 20th, 2025 at 12:47pm MDT