

## **\$524,900 - 17039 74 Street, Edmonton**

MLS® #E4438887

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Beautiful HOME in Schonsee! Stunning Open-Concept Bi-Level floor plan greets you with a generous foyer & inviting main floor welcomes you w/ gleaming hardwood flooring, Bright living room, Beautiful Kitchen w/ Granite countertops, Tiled Backsplash, S/S appliances, prep island w/ eat-in bar, Corner Pantry, tons of cabinets & counter space, Large Family Room w/ gas fire-place, Formal Dinning room, Breakfast Nook, and Bedroom w/ full bathroom. Tired after long day - Relax in upper floor Master Bedroom w/ 5-PC ensuite & walk-in closet. Spacious basement offers 2 additional bedrooms, Rec room, utility room & under stairs storage with a possibility of adding third bedroom or second kitchen. Enjoy summer days on covered Patio. Double attached garage & RV parking offers safe home to your Recreational Vehicles. Close to all amenities; public transport, schools, parks, trails & easy access to Anthony Henday. With almost 2500 sqft of functional livable space, this corner lot home is ideal for a growing family!!!

Built in 2006

### **Essential Information**

MLS® # E4438887

Price \$524,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,496                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17039 74 Street |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Patio |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance |

|              |  |
|--------------|--|
|              | Landscape, No Back Lane,<br>Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                     |
| Construction | Wood, Brick, Vinyl                                   |
| Foundation   | Concrete Perimeter                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 28        |



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 4th, 2025 at 4:32am MDT