

# \$499,900 - 7519 170 Avenue, Edmonton

MLS® #E4456355

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,497 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Welcome to this FULLY RENOVATED single-family gem in the desirable community of Schonsee! Step inside and experience a home that feels brand new, showcasing extensive upgrades throughout. From Brand new shingles & brand new vinyl plank flooring (no carpet) to modern blinds, a fully updated kitchen with stylish finishes & BRAND NEW APPLIANCES, every detail has been thoughtfully designed for comfort and style. The open-concept main floor features a cozy fireplace in the living room, perfect for relaxing evenings, while the dining area flows seamlessly into the heart of the home. Step outside to a spacious backyard, ideal for summer BBQs, gardening, or family fun. The DOUBLE ATTACHED GARAGE offers everyday convenience & the unfinished basement provides endless potential to create your dream space. Located near scenic ponds, walking trails & all major amenities, this home combines modern upgrades with a prime location. Why settle for a duplex when you can own a FULLY RENOVATED detached home at the same price!!!

Built in 2006

## Essential Information

MLS® # E4456355

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,497                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7519 170 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B2         |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Electric |
| Parking   | Double Garage Attached                                         |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Wall Mount                                                                                                                            |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, |

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

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | NORTHMOUNT SCHOOL   |
| Middle     | DICKINSFIELD SCHOOL |
| High       | M.E. LAZERTE SCHOOL |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 14                  |
| 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 September 19th, 2025 at 9:02am MDT