

## \$669,000 - 7415 169 Avenue, Edmonton

MLS® #E4443719

**\$669,000**

4 Bedroom, 2.50 Bathroom, 2,632 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

Step into elegance with this beautifully maintained home featuring a grand foyer with 20-foot ceilings, floor-to-ceiling windows, and a striking curved staircase leading to an open loft overlooking the main living area. The living room showcases a stylish tiled fireplace with a large recessed niche, creating a sophisticated ambiance. The kitchen is equipped with granite countertops, ample cabinetry, a walk-in pantry, eating bar, and a bright breakfast nook that offers views of the backyard. The family room includes a second gas fireplace, perfect for cozy gatherings. The main floor also offers a private den, convenient half bath, and laundry room with sink. Upstairs, the luxurious primary suite features a sitting area, walk-in closet, and a 5-piece ensuite with jacuzzi tub. Three additional generously sized bedrooms complete the upper level. The basement is framed ready for future development to suit your needs. Enjoy summer days in the beautifully landscaped backyard with a large deck and storage shed.

Built in 2006

### Essential Information

MLS® # E4443719

Price \$669,000

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

### **School Information**

Elementary	Soraya Hafiz School
Middle	Dr Donald Massey School
High	M.E. Lazerte School

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	10
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 June 30th, 2025 at 11:32pm MDT