

## \$729,000 - 7520 173 Avenue, Edmonton

MLS® #E4458126

**\$729,000**

4 Bedroom, 3.00 Bathroom, 2,637 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

This 2,600+ sq ft 2-storey custom home combines luxury with thoughtful design. The main floor features double entry doors, a versatile bedroom/office with full bath, and a chef's kitchen with marble countertops throughout, gas stove, and walk-through pantry. The open living area offers vaulted ceilings, marble accent wall, and fireplace. Upstairs includes three bedrooms, two with ensuite, plus a large bonus room. The primary suite showcases a tiled jet massage shower, double fireplaces, marble accent wall, and private balcony. High-end finishes include hardwood on the main and upgraded carpet upstairs. The home is pre-wired for in-wall speakers, with smart dimmer and motion sensor lighting. Additional highlights: oversized garage with epoxy floors, stone exterior upgrades, stamped concrete deck and entry, large mudroom with laundry, and an unfinished high-ceiling basement. Immaculate condition—no children, no pets, move-in ready.

Built in 2021

### Essential Information

MLS® # E4458126

Price \$729,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,637                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7520 173 Avenue |
| Area        | Edmonton        |
| Subdivision | Schonsee        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0J6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                             |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                             |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 28              |

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Listing information last updated on September 18th, 2025 at 5:02pm MDT