

# **\$749,980 - 6811 171 Avenue, Edmonton**

MLS® #E4430330

**\$749,980**

4 Bedroom, 3.00 Bathroom, 2,532 sqft

Single Family on 0.00 Acres

Schonsee, Edmonton, AB

This is the perfect brand new custom built 2 story by Royal Luxury Homes located in a upscale new area of the Kin at Schonsee located close to all amenities. Fabulous floor plan loaded engineered hardwood, ceramic tile, quartz, and an abundance of windows. This home has a open concept in the family room and 9 ft main floor ceilings. This plan gives you a huge kitchen/nook area with bright cabinets, walkthrough Spice Kitchen overlooking the great room w/an attractive fireplace. The main floor den is convenient for family office use. Upstairs are 4 bedrooms plus a large bonus room!! The primary suite is beautifully planned w/a sumptuous 5 pce ensuite and double vanity. The garage is over sized. Great street appeal w/nice roof lines & stone trim. Great view! Excellent Value!! \*\*\* Photos used are from a previously built home , colors and finshings may vary \*\*\*

Built in 2025

## **Essential Information**

MLS® #	E4430330
Price	\$749,980
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,532



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6811 171 Avenue
Area	Edmonton
Subdivision	Schonsee
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0W3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
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 Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2025
Days on Market	98

## 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 17th, 2025 at 4:18pm MDT