

## \$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 oversized. 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 | 126              |

## Zoning

## Zone 28

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Listing information last updated on August 14th, 2025 at 6:02am MDT