

## \$450,000 - 608 174 Avenue, Edmonton

MLS® #E4423863

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Step into modern living w/ this stunning Impact Home, designed for both style & functionality. The main floor has 9-foot ceilings, enhancing the open & inviting atmosphere. The chef-inspired kitchen features quartz counters, gorgeous cabinetry, tile backsplash, & S/S appliances—perfect for everyday living & entertaining. The spacious living & dining areas, along with a convenient half bath, complete this thoughtfully designed level. Upstairs, the primary suite is a private retreat with a 4pc ensuite & a walk-in closet. Two additional bedrooms, a modern main bath & an upper-floor laundry room add both comfort & convenience. Built w/ exceptional craftsmanship & meticulous attention to detail, every Impact Home is backed by the Alberta New Home Warranty Program, ensuring peace of mind. Home is under construction, photos are not of actual home, some finishings may vary, the home does not have a fireplace, some photos virtually staged

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423863  |
| Price     | \$450,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,396                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 608 174 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Parking Pad Cement/Paved  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Back Lane, Playground Nearby |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Concrete Perimeter           |

### Additional Information

Date Listed March 4th, 2025

Days on Market 77

Zoning Zone 51

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Listing information last updated on May 20th, 2025 at 8:47pm MDT