# \$439,720 - 621 176 Avenue, Edmonton

MLS® #E4447718

#### \$439.720

3 Bedroom, 3.00 Bathroom, 1,233 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to this brand new half duplex the "Reimer― Built by the award winning builder Pacesetter homes and is located in one of Edmonton's newest North East communities of Marquis. With over 1,233 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 2 bedrooms and 2 bathrooms. This home also comes completed with a single over sized attached garage. \*\*\* Photo used is of an artist rendering, home is under construction and will be complete by end of December\*\*\*



#### **Essential Information**

MLS® # E4447718

Price \$439,720

Bedrooms 3

Bathrooms 3.00

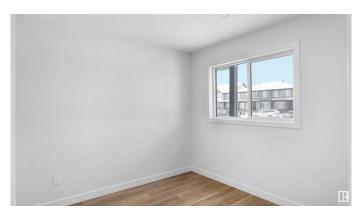
Full Baths 3

Square Footage 1,233

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 621 176 Avenue

Area Edmonton

Subdivision Marquis

City Edmonton

County ALBERTA

Province AB

Postal Code T5Y 4G1

# **Amenities**

Amenities See Remarks

Parking Over Sized, Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 14th, 2025

Days on Market 15

Zoning Zone 51

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 28th, 2025 at 11:32pm MDT