

\$457,900 - 618 176 Av Nw, Edmonton

MLS® #E4433250

\$457,900

3 Bedroom, 3.00 Bathroom, 1,411 sqft
Single Family

Marquis, Edmonton, Alberta

The Deveraux duplex is a testament to Sterlings' commitment to quality & refined living. The main & basement levels are adorned with 9' ceilings and LVP flooring throughout. The open-concept main floor features a bright great room, a spacious dining area, and a central kitchen with quartz countertops, a flush eating ledge, full-height backsplash, soft-close cabinets, an undermount sink, and an over-the-range microwave. A sunny nook, walk-in pantry & half bath complete the main level. The rear entry leads to a parking pad, with the option to upgrade to a det dbl garage. The upper floor offers a stunning primary suite complete with a walk-in closet & 3pc ensuite that includes a tub/shower combo. Two additional bedrooms, a main bath, upper laundry, and a versatile loft add extra space for work or play. The Deveraux includes a separate side entry and basement rough-ins for future development. This half duplex blends modern design, everyday functionality, and lasting value. (id:6289)

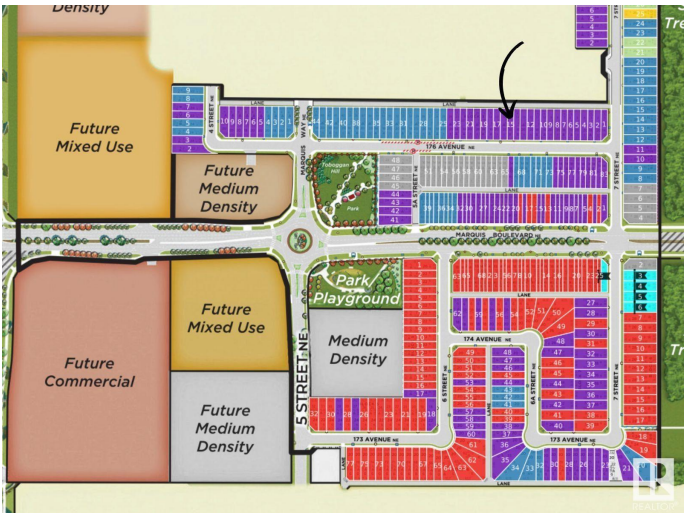
Built in 2025

Essential Information

Listing #	E4433250
Price	\$457,900
Bedrooms	3
Bathrooms	3.00



The Deveraux | 1,411 Sq. Ft.



Half Baths	1
Square Footage	1,411
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	618 176 Av Nw
Subdivision	Marquis
City	Edmonton
Province	Alberta
Postal Code	T5Y4E6

Amenities

Amenities	Playground, Schools, Shopping, Ceiling - 9ft
Features	Flat site, Lane, No Animal Home, No Smoking Home
Parking	Parking Pad

Interior

Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Exp Realty
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