

\$459,398 - 614 176 Av Ne, Edmonton

MLS® #E4447713

\$459,398

3 Bedroom, 3.00 Bathroom, 1,692 sqft
Single Family

Marquis, Edmonton, Alberta

Welcome to this brand new half duplex the “Laniney D” Built by the award winning builder Pacesetter homes and is located in one of Edmonton's newest north east communities of Marquis. With over 1690 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a large living area with a center kitchen perfect for entertaining that's wide open to the dining/nook area. The main floor has luxury vinyl plank through and an upgraded kitchen with quartz counter tops. The second level has a the 3 good size bedrooms and 2 full bathrooms with the stackable laundry area and large centered bonus room. This duplex also comes with a double attached garage and a side separate entrance perfect for future basement development. *** Photo used is of an artist rendering , home is under construction and will be complete by November of this year***
(id:6289)



Built in 2025

Essential Information

Listing #	E4447713
Price	\$459,398
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,692

Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	614 176 Av Ne
Subdivision	Marquis
City	Edmonton
Province	Alberta
Postal Code	T5Y4G1

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping
Features	See remarks, Park/reserve
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Garage door opener, See remarks
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Royal LePage Arteam Realty
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