

# \$473,118 - 625 176 Av Ne, Edmonton

MLS® #E4447719

**\$473,118**

4 Bedroom, 3.00 Bathroom, 1,405 sqft  
Single Family

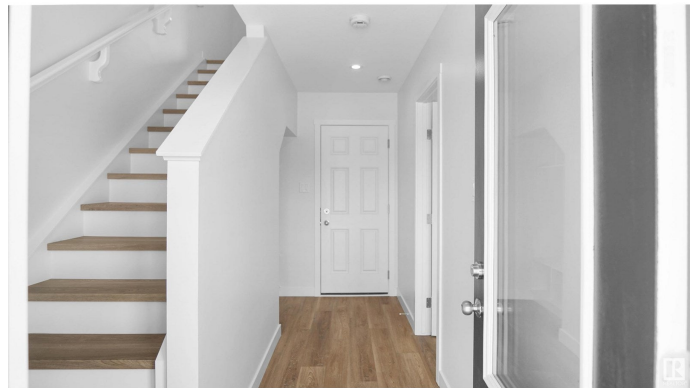
Marquis, Edmonton, Alberta

NO CONDO FEES and AMAZING VALUE!  
You read that right welcome to this brand new townhouse unit the "Bryce". Built by the award winning builder Pacesetter homes and is located in one of North East Edmonton's nicest communities of Marquis. With over 1400 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 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by December 2025 colors may vary \*\*\* (id:6289)

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4447719      |
| Price          | \$473,118     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 1,405         |
| Year Built     | 2025          |
| Type           | Single Family |



Sub-Type Freehold

### Community Information

Address 625 176 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 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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Listing information last updated on October 20th, 2025 at 9:16am MDT