

# \$429,500 - 604 174 Av Ne, Edmonton

MLS® #E4453995

**\$429,500**

3 Bedroom, 3.00 Bathroom, 1,396 sqft  
Single Family on 0.08 Acres

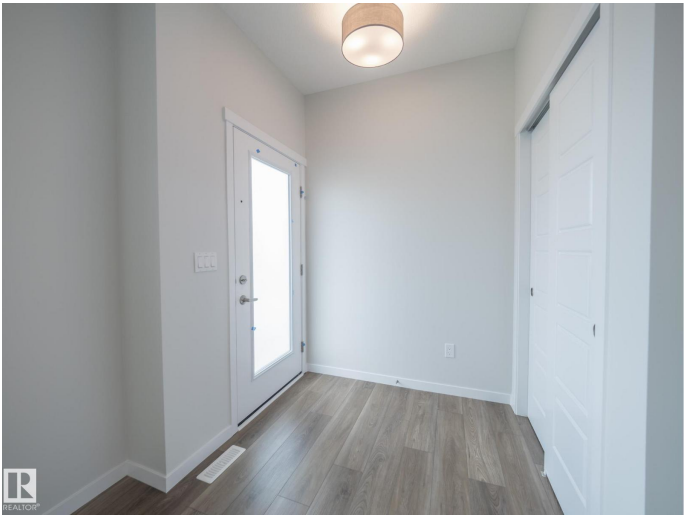
Marquis, Edmonton, Alberta

Step into modern living with this stunning Impact Home, featuring a SEPARATE ENTRANCE and ideally situated on a corner lot with extra windows that fill the space with natural light. Designed with style and function in mind, the main floor offers 9â€™™ ceilings and an open-concept layout ideal for both daily life and entertaining. The chef-inspired kitchen boasts quartz countertops, stylish cabinetry, and a sleek tile backsplash. Enjoy spacious living and dining areas plus a convenient half bath. Upstairs offers a private primary retreat with a walk-in closet and 4pc ensuite, two additional bedrooms, a modern main bath, and upper-floor laundry. Every Impact Home is built with care and backed by the Alberta New Home Warranty Program for your peace of mind. \*some photos are virtually staged\* (id:6289)

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4453995  |
| Price          | \$429,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,396     |
| Acres          | 0.08      |
| Year Built     | 2024      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 604 174 Av Ne |
| Subdivision | Marquis       |
| City        | Edmonton      |
| Province    | Alberta       |
| Postal Code | T5Y4G1        |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Golf Course, Playground, Public Transit, Ceiling - 9ft, Vinyl Windows |
| Features  | Corner Site, Lane                                                     |
| Parking   | Parking Pad                                                           |

### Interior

|              |            |
|--------------|------------|
| Heating      | Forced air |
| # of Stories | 2          |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | MaxWell Challenge Realty |
|----------------|--------------------------|



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Listing information last updated on October 20th, 2025 at 8:46pm MDT