

## \$450,000 - 608 174 Avenue, Edmonton

MLS® #E4423863

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Step into modern living w/ this stunning Impact Home, designed for both style & functionality. The main floor has 9-foot ceilings, enhancing the open & inviting atmosphere. The chef-inspired kitchen features quartz counters, gorgeous cabinetry, tile backsplash, & S/S appliances—perfect for everyday living & entertaining. The spacious living & dining areas, along with a convenient half bath, complete this thoughtfully designed level. Upstairs, the primary suite is a private retreat with a 4pc ensuite & a walk-in closet. Two additional bedrooms, a modern main bath & an upper-floor laundry room add both comfort & convenience. Built w/ exceptional craftsmanship & meticulous attention to detail, every Impact Home is backed by the Alberta New Home Warranty Program, ensuring peace of mind. Home is under construction, photos are not of actual home, some finishings may vary, the home does not have a fireplace, some photos virtually staged

Built in 2024

### Essential Information

MLS® #	E4423863
Price	\$450,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	608 174 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 4th, 2025

Days on Market 104

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 June 16th, 2025 at 5:47pm MDT