

## \$457,900 - 618 176 Avenue, Edmonton

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MLS® #E4433250

**\$457,900**

3 Bedroom, 2.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

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.



Built in 2025

### Essential Information

MLS® #	E4433250
Price	\$457,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,411
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	618 176 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
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, Flat Site, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 29th, 2025

Days on Market                120

Zoning                            Zone 51

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Listing information last updated on August 27th, 2025 at 6:47pm MDT