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

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.



### **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 169

Zoning Zone 51

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