\$450,000 - 604 174 Avenue, Edmonton

MLS® #E4448209

\$450.000

3 Bedroom, 2.50 Bathroom, 1,396 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

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 9' 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*



Essential Information

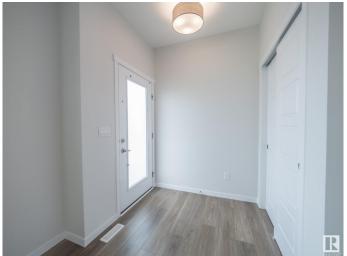
MLS® # E4448209 Price \$450,000

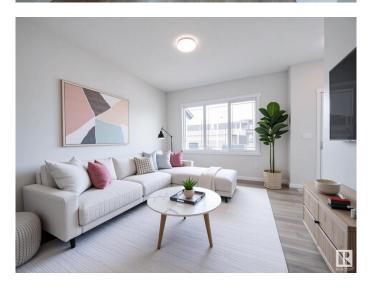
Bedrooms 3
Bathrooms 2.50
Full Baths 2

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 604 174 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, Stone, Vinyl

Exterior Features Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Public

Transportation

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed July 17th, 2025

Days on Market 4

Zoning Zone 51

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Listing information last updated on July 21st, 2025 at 3:18pm MDT