# \$427,695 - 623 176 Avenue, Edmonton

MLS® #E4447716

### \$427,695

3 Bedroom, 3.00 Bathroom, 1,184 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to this brand new half duplex the "Reimer II― Built by the award winning builder Pacesetter homes and is located in one of Edmonton's nicest north east communities of Marquis and just steps to the rive valley. With over 1180+ square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 2 bedrooms and 2 bathrooms. This home also comes completed with a single over sized attached garage. \*\*\* Photo used is of an artist rendering, home is under construction and will be complete by end of December 2025 \*\*\*



#### **Essential Information**

MLS® # E4447716

Price \$427,695

Bedrooms 3

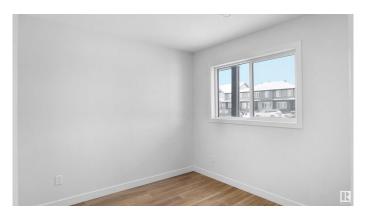
Bathrooms 3.00

Full Baths 3

Square Footage 1,184







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 623 176 Avenue

Area Edmonton
Subdivision Marquis
City Edmonton

Province AB

Postal Code T5Y 4G1

## **Amenities**

County

Amenities See Remarks

Parking Over Sized, Single Garage Attached

**ALBERTA** 

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 14th, 2025

Days on Market 16

# Zoning Zone 51

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Listing information last updated on July 30th, 2025 at 4:47am MDT