# \$409,500 - 604 174 Avenue, Edmonton

MLS® #E4453995

#### \$409,500

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® # E4453995 Price \$409,500

Bedrooms 3

Bathrooms 2.50

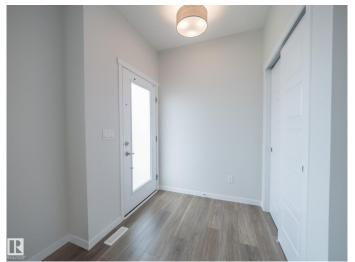
Full Baths 2

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 August 21st, 2025

Days on Market 72

## Zoning Zone 51

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Listing information last updated on November 1st, 2025 at 7:47am MDT