# \$499,998 - 630 176 Avenue, Edmonton

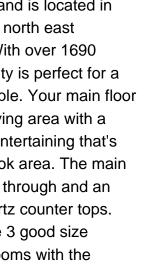
MLS® #E4426462

## \$499.998

3 Bedroom, 2.50 Bathroom, 1,692 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to this brand new half duplex the "Laniney D― Built by the award winning builder Pacesetter homes and is located in one of Edmonton's newest north east communities of Marquis. With over 1690 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a large living area with a center kitchen perfect for entertaining that's wide open to the dining/nook area. The main floor has luxury vinyl plank through and an upgraded kitchen with quartz counter tops. The second level has a the 3 good size bedrooms and 2 full bathrooms with the stackable laundry area and large centered bonus room. This duplex also comes with a double attached garage \*\*\* Photo used is of an artist rendering, home is under construction and will be complete by September of this year\*\*\*





#### **Essential Information**

MLS®# E4426462 Price \$499,998 Bedrooms 3 Bathrooms 2.50

Full Baths 2 Half Baths 1



Square Footage 1,692 Acres 0.00 Year Built 2025

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 630 176 Avenue

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G1

### **Amenities**

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

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

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 17

Zoning Zone 51

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Listing information last updated on April 5th, 2025 at 7:02pm MDT