# \$419,500 - 632 174 Avenue, Edmonton

MLS® #E4424211

#### \$419,500

3 Bedroom, 2.50 Bathroom, 1,362 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Step into a stunning new Impact Home with SEPARATE ENTRANCE, thoughtfully designed with 9' ceilings on both the main floor and basement. The open-concept layout creates a seamless flow, featuring a modern kitchen with quartz countertops, gorgeous cabinetry, a sleek ceramic tile backsplash, and stainless-steel appliances. A spacious living and dining area, along with a convenient half bath, completes the main level. Upstairs, the primary suite offers a private retreat with a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full bathroom, and an upstairs laundry room add comfort and convenience. Built with exceptional craftsmanship and attention to detail, every Impact Home is backed by the Alberta New Home Warranty Program for lasting peace of mind. \*Some photos have been virtually staged\*

Built in 2024

#### **Essential Information**

MLS® # E4424211 Price \$419,500

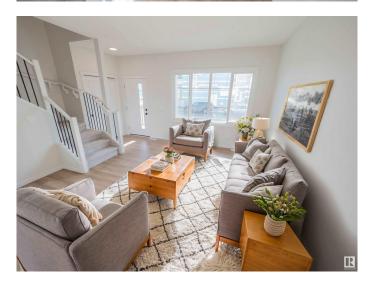
Bedrooms 3

Bathrooms 2.50

Full Baths 2
Half Baths 1







Square Footage 1,362 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 632 174 Avenue

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4E9

### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke,

Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft.

**Basement Ceiling** 

Parking Parking Pad Cement/Paved

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Playground Nearby

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

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 93

Zoning Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 10:32pm MDT