

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

MLS® #E4453995

## \$409,500

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

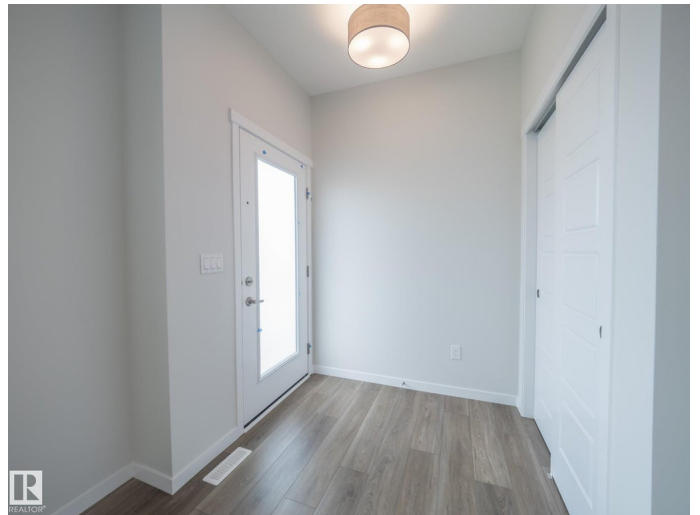
Marquis, Edmonton, AB

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\*

Built in 2024

### 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	71

## 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 October 31st, 2025 at 6:17am MDT