

# \$434,500 - 632 174 Avenue, Edmonton

MLS® #E4424211

**\$434,500**

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 9â€™™ 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      | \$434,500 |
| 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 62

Zoning Zone 51

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Listing information last updated on May 6th, 2025 at 10:02pm MDT