

# \$427,695 - 623 176 Avenue, Edmonton

MLS® #E4447716

**\$427,695**

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to this brand new half duplex the **Reimer II**• Built by the award winning builder Pacesetter homes and is located in one of Edmonton's nicest north east communities of Marquis and just steps to the river valley. With over 1180+ square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 2 bedrooms and 2 bathrooms. This home also comes completed with a single over sized attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by end of December 2025 \*\*\*

Built in 2025

## Essential Information

MLS® #	E4447716
Price	\$427,695
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,184



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	623 176 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Single 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	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	17

## Zoning

## Zone 51

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Listing information last updated on July 31st, 2025 at 2:47pm MDT