

# \$459,398 - 614 176 Avenue, Edmonton

MLS® #E4447713

## \$459,398

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 and a side separate entrance perfect for future basement development. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by November of this year\*\*\*



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447713  |
| Price      | \$459,398 |
| 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     | 614 176 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 July 14th, 2025

Days on Market 86

Zoning Zone 51

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Listing information last updated on October 7th, 2025 at 10:17pm MDT