\$457,900 - 618 176 Avenue, Edmonton

MLS® #E4433250

\$457.900

3 Bedroom, 2.50 Bathroom, 1,411 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Deveraux duplex is a testament to Sterlings' commitment to quality & refined living. The main & basement levels are adorned with 9' ceilings and LVP flooring throughout. The open-concept main floor features a bright great room, a spacious dining area, and a central kitchen with quartz countertops, a flush eating ledge, full-height backsplash, soft-close cabinets, an undermount sink, and an over-the-range microwave. A sunny nook, walk-in pantry & half bath complete the main level. The rear entry leads to a parking pad, with the option to upgrade to a det dbl garage. The upper floor offers a stunning primary suite complete with a walk-in closet & 3pc ensuite that includes a tub/shower combo. Two additional bedrooms, a main bath, upper laundry, and a versatile loft add extra space for work or play. The Deveraux includes a separate side entry and basement rough-ins for future development. This half duplex blends modern design, everyday functionality, and lasting value.



Essential Information

MLS® # E4433250 Price \$457,900

Bedrooms 3



Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,411 Acres 0.00 Year Built 2025

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

Community Information

Address 618 176 Avenue

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4E6

Amenities

Amenities Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, 9

ft. Basement Ceiling

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, Vinyl

Exterior Features Back Lane, Flat Site, No Through Road, Playground Nearby, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 29th, 2025

Days on Market 186

Zoning Zone 51

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