

# \$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 57

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 May 2nd, 2025 at 8:47pm MDT