

# \$440,000 - 604 174 Avenue, Edmonton

MLS® #E4448209

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,396 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Step into modern living with this stunning Impact Home, featuring a SEPARATE ENTRANCE and ideally situated on a corner lot with extra windows that fill the space with natural light. Designed with style and function in mind, the main floor offers 9â€™™ ceilings and an open-concept layout ideal for both daily life and entertaining. The chef-inspired kitchen boasts quartz countertops, stylish cabinetry, and a sleek tile backsplash. Enjoy spacious living and dining areas plus a convenient half bath. Upstairs offers a private primary retreat with a walk-in closet and 4pc ensuite, two additional bedrooms, a modern main bath, and upper-floor laundry. Every Impact Home is built with care and backed by the Alberta New Home Warranty Program for your peace of mind. \*some photos are virtually staged\*

Built in 2024

## Essential Information

MLS® #	E4448209
Price	\$440,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	604 174 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
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, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Golf Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 17th, 2025
Days on Market	13

## Zoning

## Zone 51

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Listing information last updated on July 30th, 2025 at 12:32am MDT