Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

$449,680 - 614 176 Avenue, Edmonton

MLS® #E4447713

$449,680
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 â€œLaniney Dâ€• 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	$449,680
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	103
Zoning	Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 25th, 2025 at 4:17pm MDT