

## \$389,579 - 649 176 Avenue, Edmonton

MLS® #E4451052

**\$389,579**

3 Bedroom, 3.00 Bathroom, 1,288 sqft

Single Family on 0.00 Acres

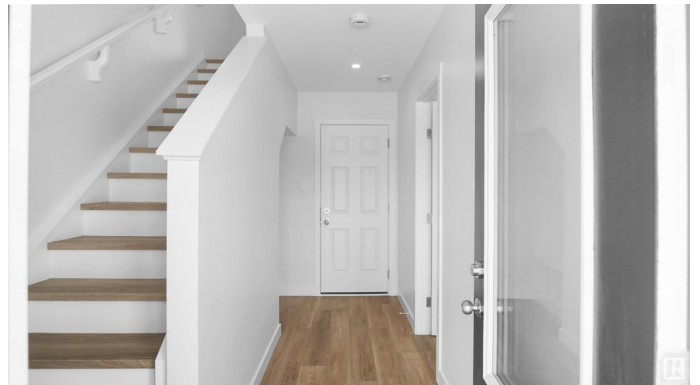
Marquis, Edmonton, AB

Welcome to this brand new half duplex the "Reimer" Built by the award winning builder Pacesetter homes and is located in one of Edmonton's newest North East communities of Marquis. With over 1,280 square Feet, this opportunity is perfect for a young family or young couple. Your main floor as you enter has a flex room/ Bedroom that is next to the entrance from the garage with a 3 piece bath. The second level has a beautiful kitchen with upgraded cabinets, upgraded counter tops and a tile back splash with upgraded luxury Vinyl plank flooring throughout the great room. The upper level has 2 bedrooms and 2 bathrooms. This home also comes completed with a single over sized attached garage. \*\*\* Photo used is of an artist rendering , home is under construction and will be complete by February / March 2026 \*\*\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451052  |
| Price          | \$389,579 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,288     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 649 176 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G1        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 3                                          |
| Has Basement      | Yes                                        |
| Basement          | None, No Basement                          |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 72               |
| Zoning         | Zone 51          |

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Listing information last updated on October 13th, 2025 at 11:32am MDT