

\$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.

Built in 2025

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 53

Zoning Zone 51

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