

\$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 114

Zoning Zone 51

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Listing information last updated on August 21st, 2025 at 7:32am MDT