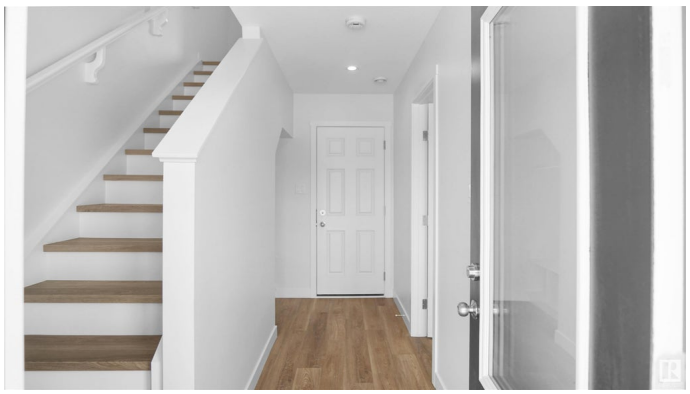
Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

$473,118 - 625 176 Street, Edmonton

MLS® #E4447719

$473,118
4 Bedroom, 3.00 Bathroom, 1,405 sqft
Single Family on 0.00 Acres



Marquis, Edmonton, AB

NO CONDO FEES and AMAZING VALUE! You read that right welcome to this brand new townhouse unit the â€œBryceâ€• Built by the award winning builder Pacesetter homes and is located in one of North East Edmonton's nicest communities of Marquis. With over 1400 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 3 bedrooms and 2 bathrooms. This home also comes completed with front and back landscaping and a attached garage. *** Photo used is of an artist rendering , home is under construction and will be complete by December 2025 colors may vary ***

Built in 2025

Essential Information

MLS® #	E4447719
Price	$473,118
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,405
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	625 176 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

Amenities

Amenities	See Remarks
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	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	July 14th, 2025

Days on Market	24
Zoning	Zone 51

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Listing information last updated on August 7th, 2025 at 11:02am MDT