

\$449,680 - 408 176 Av Ne, Edmonton

MLS® #E4449386

\$449,680

3 Bedroom, 3.00 Bathroom, 1,661 sqft
Single Family

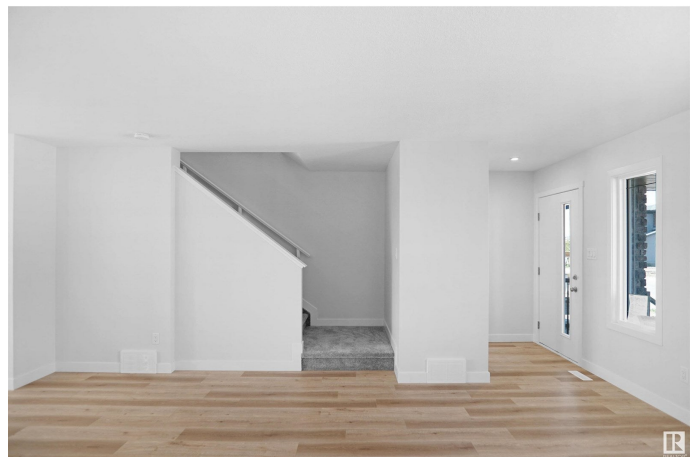
Marquis, Edmonton, Alberta

Welcome to the Blackwood built by the award-winning builder Pacesetter homes and is located in the heart of Marquis in North East Edmonton's newest community and borders the north Saskatchewan river. The Blackwood has an open concept floorplan with plenty of living space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite which also includes a bonus room / loft. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. The basement has a side separate entrance perfect for future development. Close to all amenities and easy access to the Anthony Henday. *** Photos used are from the same model recently built the colors may vary , should be complete by December *** (id:6289)

Built in 2025

Essential Information

Listing #	E4449386
Price	\$449,680
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,661



Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	408 176 Av Ne
Subdivision	Marquis
City	Edmonton
Province	Alberta
Postal Code	T5Y4E8

Amenities

Amenities	Airport, Golf Course, Playground, Public Transit, Schools, Shopping
Features	See remarks, Park/reserve
Parking	Parking Pad

Interior

Appliances	See remarks
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Royal LePage Arteam Realty
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Listing information last updated on October 14th, 2025 at 3:16pm PDT