

# \$427,977 - 404 176 Av Ne, Edmonton

MLS® #E4449400

**\$427,977**

3 Bedroom, 3.00 Bathroom, 1,383 sqft  
Single Family

Marquis, Edmonton, Alberta

Welcome to the Dakota built by the award-winning builder Pacesetter homes and is located in the heart of Marquis. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. Close to all amenities and easy access to the Anthony Henday and manning drive.\*\*\* 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 #	E4449400
Price	\$427,977
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,383
Year Built	2025
Type	Single Family



Sub-Type Freehold

### Community Information

Address 404 176 Av Ne  
Subdivision Marquis  
City Edmonton  
Province Alberta  
Postal Code T5Y4E8

### Amenities

Amenities 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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