

## \$709,800 - 244 166 Avenue, Edmonton

MLS® #E4434679

**\$709,800**

4 Bedroom, 4.00 Bathroom, 2,608 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

2600 plus sqft || Total 5 Br 4 bath out of which 2 Primary brs with ensuite || Main floor full br with walk in closet & full bath || Backing to green || Open to above foyer welcomes you in the home. Spice kitchen with pantry space. Extended Kitchen with centre island. Living area with stunning feature wall & electric fireplace. Luxury Vinyl Plank flooring on main floor. Upper level with bonus room. Main Primary Bedroom with indent ceiling , 5 pc custom ensuite with separated toilet & Walk in closet. Second primary bedroom with ensuite and walk in closet. 2 more bedrooms on upper level with common bathroom. Laundry on upper level for convenience. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also has a side separate entrance and two large windows perfect for a future income suite. Easy access to popular golf courses, primary school, trails and an upcoming foot bridge . This home is now move in ready!

Built in 2024

### Essential Information

MLS® #	E4434679
Price	\$709,800
Bedrooms	4
Bathrooms	4.00



Full Baths	4
Square Footage	2,608
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	244 166 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4J2

### **Amenities**

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **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	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 6th, 2025
-------------	---------------

Days on Market 36

Zoning Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 11th, 2025 at 5:02pm MDT