

## \$744,000 - 244 166 Avenue, Edmonton

MLS® #E4423835

**\$744,000**

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® #    | E4423835  |
| Price     | \$744,000 |
| 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 | March 4th, 2025 |
|-------------|-----------------|

Days on Market 46

Zoning Zone 51

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Listing information last updated on April 19th, 2025 at 7:02am MDT