

## \$790,000 - 703 166 Avenue, Edmonton

MLS® #E4458467

**\$790,000**

4 Bedroom, 3.50 Bathroom, 2,735 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Backing to green | Pie shaped lot. Step into luxury with this fully upgraded custom TRIPLE car garage home with NO Neighbours at the back ! The main floor double door entry features a spacious MASTER bedroom WITH OPEN TO ABOVE, FIREPLACE , 5pc ENSUITE , W/I Closet & own private Deck. you will also find Den and additional 2 pc bathroom on main floor. The chef-inspired Open to Above Kitchen is a true masterpiece, complete with a unique center island .The open-concept living area showcases a custom STUNNING feature wall. The upper level you will find a spacious bonus room. Two bedrooms with their own separate closets & JACK/JILL Bathroom. Another bedroom with common bathroom. Laundry is conveniently located upstairs. The unfinished basement with 3 windows & separate entrance offers endless potential.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458467  |
| Price      | \$790,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,735                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 703 166 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4J1        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Triple 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, Stone, Vinyl                                  |
| Exterior Features | Golf Nearby, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stone, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 38                   |

Zoning

Zone 51

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Listing information last updated on October 26th, 2025 at 1:02pm MDT