

\$479,900 - 309 173 Avenue, Edmonton

MLS® #E4453616

\$479,900

3 Bedroom, 2.50 Bathroom, 1,038 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Jayman BUILT's Cedar half duplex is a perfectly designed affordable home with garage and full basement development. Core Performance features include SOLAR, triple pane windows, HRV and high efficiency furnace, tankless hot water system and SMART HOME technology. Open main floor with great room and dining area; functional kitchen design makes entertaining friends and family a breeze! The is a half bath on this level and upstairs there are two spacious bedrooms and a full bath room. Stacked laundry closet on this level as well. The basement has a large rec.rm, bedroom and full bathroom. Front landscaping and kitchen appliances are included and there is a detached garage for safety and convenience.



Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4453616 |
| Price | \$479,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,038 |
| Acres | 0.00 |

| | |
|------------|---------------|
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 309 173 Avenue |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G5 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|----------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Partially Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 16th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 51 |

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