

# \$529,900 - 307 173 Avenue, Edmonton

MLS® #E4453580

## \$529,900

4 Bedroom, 2.50 Bathroom, 1,224 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvellous Marquis location for this perfectly designed half duplex! The Maple model by Jayman BUILT offers Core Performance features - SOLAR panels, triple pane windows, tankless hot water system, HRV and high efficiency furnace, SMART home technology and so much more! Affordable living that you will love, with a double detached garage for safety and convenience. The main floor is very open with living and dining spaces; kitchen has a pantry and island with eating bar. The second floor offers a spacious primary suite with walk in closet. Two more bedrooms and a full bath plus a laundry closet complete this space. FULL LEGAL one bedroom SUITE! Side entrance, kitchen, living area and bedroom, full bath and space for stacking laundry.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453580  |
| Price          | \$529,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,224     |
| Acres          | 0.00      |

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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 307 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

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

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 3                                                                       |
| Has Suite    | Yes                                                                     |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 51           |

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Listing information last updated on August 20th, 2025 at 4:48pm MDT