

\$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	18
Zoning	Zone 51

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Listing information last updated on September 2nd, 2025 at 7:02am MDT