

## \$438,250 - 655 173 Avenue, Edmonton

MLS® #E4443623

**\$438,250**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

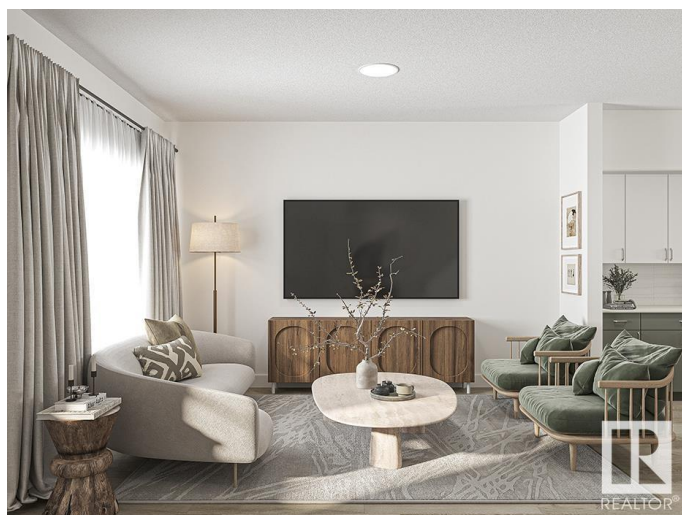
Marquis, Edmonton, AB

Discover comfort and style in the Stellar™ a home where elegance meets function. The main floor offers LVP flooring, a welcoming foyer with coat closet, and a bright great room filled with natural light. The central kitchen features quartz counters, a Silgranit undermount sink, island with eating ledge, ample cabinets, and a large pantry. At the rear, enjoy a dining area with backyard views, a half-bath, and access to a spacious yard with parking pad and optional double garage. Upstairs, relax in the open loft or retreat to the primary suite with walk-in closet and 3pc ensuite with stand-up shower. Two additional bedrooms, a 3pc main bath, and laundry closet with stackable setup complete the upper level. Black plumbing and lighting fixtures, 9' ceilings on the main and basement levels, a separate side entrance, and basement rough-ins for future development are all included—designed to meet today's modern living needs with timeless charm.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443623  |
| Price     | \$438,250 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,410                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 655 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4E8        |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                                                              |

### 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 | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        50  
Zoning                    Zone 51

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Listing information last updated on August 9th, 2025 at 1:47pm MDT