

# \$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	4
Zoning	Zone 51

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Listing information last updated on August 19th, 2025 at 4:47pm MDT