

\$344,900 - 17239 4 Street, Edmonton

MLS® #E4453577

\$344,900

2 Bedroom, 1.50 Bathroom, 983 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvellous Marquis townhome by Jayman BUILT combines affordability with exceptional value, featuring Core Performance highlights such as SOLAR panels, triple pane windows, a tankless hot water system, HRV, and a high efficiency furnace. PLUS NO CONDO FEES! The single attached garage adds everyday convenience, while the main floor’s open great room design seamlessly blends living, dining, and a thoughtfully designed kitchen. Upstairs, two spacious bedrooms and a full bath provide comfortable private space, complemented by the convenience of an upper laundry area. A balcony extends your living outdoors, perfect for a morning coffee or evening unwind. This well-planned home offers style and efficiency in a fantastic community setting.



Built in 2025

Essential Information

MLS® #	E4453577
Price	\$344,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	983
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	17239 4 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

Amenities

Amenities	Hot Water Tankless
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	40
Zoning	Zone 51

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