

\$524,900 - 307 173 Avenue, Edmonton

MLS® #E4453580

\$524,900

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

Marquis, Edmonton, AB

Marvelous Marquis location for this beautifully designed Jayman BUILT Maple half duplex, complete with a double detached garage. Thoughtfully crafted with Core Performance features including solar panels, triple pane windows, HRV, high-efficiency furnace, tankless hot water, and Smart Home technology, it combines comfort with sustainability. The main floor offers a bright open layout where the living and dining areas flow into a stylish kitchen with pantry and island eating bar. Upstairs, the serene primary suite includes a walk-in closet, joined by two additional bedrooms, a full bathroom, and a convenient laundry closet. The lower level expands the living space with a full legal one-bedroom suite, featuring a private side entrance, modern kitchen, spacious living area, bedroom, full bath, and its own laundry—perfect for extended family or added flexibility.



Built in 2025

Essential Information

MLS® #	E4453580
Price	\$524,900
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 39

Zoning Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 1:17pm MDT