

\$479,900 - 309 173 Avenue, Edmonton

MLS® #E4453616

\$479,900

3 Bedroom, 2.50 Bathroom, 1,038 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Jayman BUILT's Cedar half duplex is a perfectly designed affordable home with garage and full basement development. Core Performance features include SOLAR, triple pane windows, HRV and high efficiency furnace, tankless hot water system and SMART HOME technology. Open main floor with great room and dining area; functional kitchen design makes entertaining friends and family a breeze! The is a half bath on this level and upstairs there are two spacious bedrooms and a full bath room. Stacked laundry closet on this level as well. The basement has a large rec.rm, bedroom and full bathroom. Front landscaping and kitchen appliances are included and there is a detached garage for safety and convenience.



Built in 2025

Essential Information

MLS® #	E4453616
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,038
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	309 173 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

Amenities

Amenities	Deck, Hot Water Tankless
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Partially Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 16th, 2025
Days on Market	20
Zoning	Zone 51

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