

## **\$344,900 - 17233 4 Street, Edmonton**

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MLS® #E4463672

**\$344,900**

2 Bedroom, 1.50 Bathroom, 983 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Iona townhome by Jayman BUILT is an amazing home in a perfect Marquis location! This new community is close to great city amenities but feels like serene country living. Offering Jayman's Core Performance features like SOLAR, tankless hot water system, high efficiency furnace and SMART home technology! You will love your new home with attached garage and above grade level with utilities, flex space and half bathroom. The main level offers a great room which flows through to the dining area and a perfectly designed kitchen with quartz counter tops and stainless steel appliances included. The upper level has two spacious bedrooms and a full bathroom plus the stacking laundry is located on this level. Best of all, NO CONDO FEES!



Built in 2025

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4463672  |
| 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     | 17233 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    | October 24th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 51            |

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Listing information last updated on October 31st, 2025 at 9:02am MDT