

# \$399,900 - 317 173 Avenue, Edmonton

MLS® #E4463765

## \$399,900

2 Bedroom, 2.50 Bathroom, 1,120 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Amazing Marquis semi attached home by Jayman BUILT - this model is the Cypress and offers Jayman's Core Performance features including SOLAR, tankless hot water system, high efficiency furnace, SMART HOME Technology and more! Two story plan includes a side entrance! The main floor offers a seamless floor plan with luxury vinyl plank flooring, great room and dining area and a perfectly designed kitchen that includes stainless steel appliances! There is also a convenient half bath on this level. The upper level has A spacious primary suite with full ensuite bath. There is a second bedroom and second full bath plus the stacking laundry closet is here. The basement is unspoiled with rough ins in place for a future legal suite. Front landscaping and a rear powered parking pad are all included.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463765  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,120     |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 317 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Hot Water Tankless       |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |

## Zoning

## Zone 51

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Listing information last updated on October 31st, 2025 at 2:02am MDT