

\$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	6

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 November 2nd, 2025 at 8:17pm MST