\$473,900 - 309 173 Avenue, Edmonton

MLS® #E4453616

\$473,900

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

Marquis, Edmonton, AB

Jayman BUILT's Cedar half duplex offers smart design with a detached garage and fully finished basement. Built with Core Performance features, this home includes SOLAR panels, triple pane windows, HRV, high-efficiency furnace, tankless hot water, and Smart Home technology. The main floor has a bright, open layout with a welcoming great room, dining area, and a functional kitchen with plenty of space for gatherings. A half bath is also located here. Upstairs, two spacious bedrooms share a full bathroom, and the laundry closet with stacked pair adds convenience. The finished basement extends your living space with a large rec room, an additional bedroom, and another full bath. Front landscaping and kitchen appliances are included, creating a move-in ready home with thoughtful details and energy-saving features.



Built in 2025

Essential Information

MLS® # E4453616 Price \$473,900

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 78

Zoning Zone 51

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