

# \$524,900 - 307 173 Avenue, Edmonton

MLS® #E4453580

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,224 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvelous Marquis location for this beautifully designed Jayman BUILT Maple half duplex, complete with a double detached garage. Thoughtfully crafted with Core Performance features including solar panels, triple pane windows, HRV, high-efficiency furnace, tankless hot water, and Smart Home technology, it combines comfort with sustainability. The main floor offers a bright open layout where the living and dining areas flow into a stylish kitchen with pantry and island eating bar. Upstairs, the serene primary suite includes a walk-in closet, joined by two additional bedrooms, a full bathroom, and a convenient laundry closet. The lower level expands the living space with a full legal one-bedroom suite, featuring a private side entrance, modern kitchen, spacious living area, bedroom, full bath, and its own laundry—perfect for extended family or added flexibility.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453580  |
| Price      | \$524,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,224         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 307 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Double Garage Detached   |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Hood Fan, Oven-Microwave, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 3                                                                       |
| Has Suite    | Yes                                                                     |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Vinyl                     |
| Exterior Features | Back Lane, Partially Landscaped |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Vinyl                     |
| Foundation        | Concrete Perimeter              |

### Additional Information

Date Listed August 15th, 2025

Days on Market 29

Zoning Zone 51

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Listing information last updated on September 13th, 2025 at 10:32am MDT