

\$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	68
Zoning	Zone 51

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