

# \$479,900 - 309 173 Avenue, Edmonton

MLS® #E4453616

**\$479,900**

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

Marquis, Edmonton, AB

Jayman BUILTâ€™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	\$479,900
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	21
Zoning	Zone 51

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Listing information last updated on September 6th, 2025 at 6:47am MDT