

\$349,900 - 17244 4 Street, Edmonton

MLS® #E4458542

\$349,900

2 Bedroom, 1.50 Bathroom, 983 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Imagine your new home in this serene location! Marquis is close to all conveniences and amenities and is still like living in nature - close to the river and removed from the hustle and bustle of city life. The Iona town home by Jayman BUILT offers Jayman's core performance features - SOLAR, tankless hot water system, HRV and high efficiency furnace. PLUS SMART home technology, included stainless steel kitchen appliances and an attached garage for your safety and convenience. The main floor is very open and spacious, offering a perfectly designed kitchen with sleek quartz counter tops, designer cabinetry and a balcony! Dining and great room flow together seamlessly and there is a flex room at the garage entry - perfect home office or gym! The upper level offers two spacious bedrooms including the primary with a full ensuite. There is also a second full bath and the stacked laundry closet is located here. NO CONDO FEES!



Built in 2025

Essential Information

MLS® #	E4458542
Price	\$349,900
Bedrooms	2
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	983
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	17244 4 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

Amenities

Amenities	Hot Water Tankless
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 17th, 2025

Days on Market 33

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 October 20th, 2025 at 2:32pm MDT