\$566,895 - 324 173 Avenue, Edmonton

MLS® #E4455248

\$566.895

3 Bedroom, 2.50 Bathroom, 2,046 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. Backing onto a park will provide privacy in your backyard. This stunning home has a 9' main floor with an open to above great room which includes a 50― linear electric fireplace. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Photos are representative.

Built in 2025

Essential Information

MLS® # E4455248 Price \$566,895

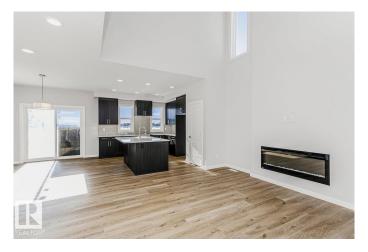
Bedrooms 3

Bathrooms 2.50

Full Baths 2
Half Baths 1







Square Footage 2,046
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 324 173 Avenue

Area Edmonton
Subdivision Marquis

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G6

Amenities

Amenities Ceiling 9 ft., Low Flow Faucets/Shower, Vaulted Ceiling, See Remarks

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator,

Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Golf Nearby, Level Land, Park/Reserve,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 66

Zoning Zone 51

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