

# \$529,900 - 307 173 Avenue, Edmonton

MLS® #E4453580

**\$529,900**

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	\$529,900
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 21

Zoning Zone 51

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Listing information last updated on September 5th, 2025 at 2:03pm MDT