

Courtesy Of David Lofthaug Of Bode

## \$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                72

Zoning                            Zone 51

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Listing information last updated on November 9th, 2025 at 12:02pm MST