

# \$349,900 - 17239 4 Street, Edmonton

MLS® #E4453577

**\$349,900**

2 Bedroom, 1.50 Bathroom, 983 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvellous Marquis town home by Jayman BUILT is affordable and still offers Core Performance features such as SOLAR; triple pane windows; tankless hot water system; HRV and high efficiency furnace. Best of all - NO CONDO FEES! Single attached garage for safety and convenience. The main floor offers spacious great room style with living and dining space and the kitchen is a perfectly designed space. The upper level has two good sized bedrooms and a full bath. There is a balcony to enjoy outdoor living space and the laundry is on the upper level as well. A wonderful affordable home in a great community!



Built in 2025

## Essential Information

MLS® #	E4453577
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	17239 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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 15th, 2025
Days on Market	5
Zoning	Zone 51

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