

Courtesy Of David Lofthaug Of Bode

\$577,395 - 324 173 Avenue, Edmonton

MLS® #E4455248

\$577,395

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	\$577,395
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 18

Zoning Zone 51

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Listing information last updated on September 16th, 2025 at 7:17am MDT