# \$598,395 - 332 173 Avenue, Edmonton

MLS® #E4463992

## \$598,395

3 Bedroom, 2.50 Bathroom, 2,241 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West offers tranquility with quick access to Edmonton's ring road for amenities and commuting. This stunning home features 9' ceilings and an open-to-above great room with a 50― linear electric fireplace. The bright rear L-shaped kitchen includes quartz counters, a pantry, and a spacious island. A side entrance and 9' basement ceiling allow for potential future basement development. The main floor flex room suits an office or play area, with metal spindle railing throughout. Upstairs, a bridge overlooks the great room and connects to a central bonus room, three bedrooms, and a private primary bedroom with a 5-piece ensuite, dual sinks, 60― tub, and 48― tiled shower. Bedrock's Smart Home System includes thermostat, video doorbell, and lock control. Luxury vinyl plank flooring, stain-resistant carpet, and a mudroom with built-in organizer complete this stylish, functional home. Photos are representative.



Built in 2025

### **Essential Information**

MLS® # E4463992

Price \$598,395

Bedrooms 3

Bathrooms 2.50

Full Baths 2 Half Baths 1

Square Footage 2,241 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 332 173 Avenue

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G6

# **Amenities**

Amenities Closet Organizers, No Anima

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Golf

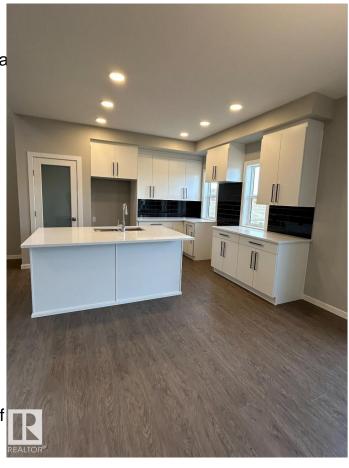
Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**





Date Listed October 30th, 2025

2

Days on Market

Zoning Zone 51

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Listing information last updated on November 1st, 2025 at 4:02pm MDT