

# \$473,900 - 309 173 Avenue, Edmonton

MLS® #E4453616

## \$473,900

3 Bedroom, 2.50 Bathroom, 1,038 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Jayman BUILT™s Cedar half duplex offers smart design with a detached garage and fully finished basement. Built with Core Performance features, this home includes SOLAR panels, triple pane windows, HRV, high-efficiency furnace, tankless hot water, and Smart Home technology. The main floor has a bright, open layout with a welcoming great room, dining area, and a functional kitchen with plenty of space for gatherings. A half bath is also located here. Upstairs, two spacious bedrooms share a full bathroom, and the laundry closet with stacked pair adds convenience. The finished basement extends your living space with a large rec room, an additional bedroom, and another full bath. Front landscaping and kitchen appliances are included, creating a move-in ready home with thoughtful details and energy-saving features.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453616  |
| Price          | \$473,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,038     |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 309 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Single Garage Detached   |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 3                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Partially Landscaped |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 68                |
| Zoning         | Zone 51           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 9:17pm MDT