

# \$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 | 20                |
| 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 September 4th, 2025 at 5:32pm MDT