

\$484,900 - 304 172 Avenue, Edmonton

MLS® #E4427230

\$484,900

3 Bedroom, 2.50 Bathroom, 1,608 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Looking for a change? Look no further! HOMES BY AVI is building your FOREVER HOME in picturesque & serene Marquis West. All the bells & whistles included in this stunning 3-bedroom, 2.5 bathroom, 2-storey, corner lot home. Main level pocket office, powder room, PLUS, SEPARATE SIDE ENTRANCE. 9 ft basement ceiling height & drains for future suite. Handsome upgrades throughout entire home featuring quartz countertops w/undermount sinks, blinds package, centre island with Silgranite sink, pendant lighting, abundance of kitchen cabinetry with soft close pot & pan drawers, 39" upper cabinets, chimney hood fan, pantry, luxury vinyl plank flooring, back mudroom w/closet, generous appliance allowance & front landscaping. Owners' suite is sure to impress with LUXURIOUS SPA INSPIRED 4 pc ensuite showcasing dual sinks, stand-a-alone shower & MASSIVE WIC! 2 additional jr. rooms also have spacious closets. Full sized upper-level laundry room w/floor drain/folding counter & 4 pc bath. Amazing opportunity! Welcome Home!



Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | E4427230 |
| Price | \$484,900 |

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,608 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 304 172 Avenue |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 6G4 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking | No Garage, Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Hood Fan, Oven-Microwave, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Not Fenced, Partially Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | K-6 Horse Hill Public |
| Middle | 7-9 John D. Bracco Public |
| High | 10-12 M.E. LaZerte Public |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 35 |
| 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 April 26th, 2025 at 9:31am MDT