

\$344,900 - 17236 4 Street, Edmonton

MLS® #E4463681

\$344,900

2 Bedroom, 1.50 Bathroom, 983 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Iona townhome by Jayman BUILT in a perfect Marquis location - country living close to city convenience! This perfectly designed home offers an attached garage and everything you need and NO CONDO FEES! Garage level has utility room and a half bath. The main floor has a balcony, great room concept flowing through to the dining area and kitchen. Quartz counter tops and stainless steel appliances are included. The upper level has two spacious bedrooms and a full bath PLUS the stacking laundry closet is located here. Also features Jayman's Core Performance features - SOLAR, tankless hot water system, high efficiency furnace and SMART HOME Technology.



Built in 2025

Essential Information

MLS® #	E4463681
Price	\$344,900
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	17236 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	October 24th, 2025
Days on Market	4
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 28th, 2025 at 12:47pm MDT