

Courtesy Of Christy M Cantera and Sheri Lukawesky Of Real Broker

# \$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 26  
Zoning Zone 51

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Listing information last updated on April 17th, 2025 at 7:47pm MDT