

# \$459,900 - 315 173 Avenue, Edmonton

MLS® #E4463782

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,441 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Juniper semi attached home by Jayman BUILT offers Jayman's amazing Core Performance features including SOLAR, tankless hot water system, high efficiency furnace, SMART HOME technology and stainless steel appliances, front landscaping and a powered concrete parking pad are all included! The main floor of this perfectly designed home is great room style with luxury vinyl plank flooring. Great room and dining area flow together seamlessly and the kitchen offers an island with flush eating bar and quartz counter tops. There is a flex room on this level that is perfect for working from home, and a two pce. bathroom. The upper level has a bonus family room, primary suite with full ensuite and walk-in closet plus there are two more bedrooms, a second full bath and a stacking laundry closet. The basement is unspoiled but has a side entry and rough ins for a future legal suite.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463782  |
| Price      | \$459,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,441         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 315 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Hot Water Tankless       |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed            October 27th, 2025

Days on Market      4

Zoning                Zone 51

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Listing information last updated on October 31st, 2025 at 11:02am MDT