

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	17
Zoning	Zone 51

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Listing information last updated on April 8th, 2025 at 7:32am MDT