

Courtesy Of Christy M Cantera and Sheri Lukawesky Of Real Broker

# \$484,900 - 304 172 Avenue, Edmonton

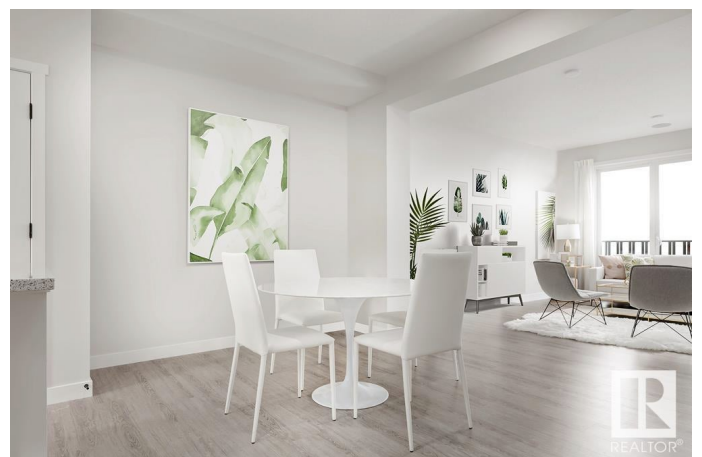
MLS® #E4427230

**\$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 | 21               |
| Zoning         | Zone 51          |

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Listing information last updated on April 12th, 2025 at 6:17pm MDT