

# \$344,900 - 17239 4 Street, Edmonton

MLS® #E4453577

**\$344,900**

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

Marquis, Edmonton, AB

Marvellous Marquis townhome by Jayman BUILT combines affordability with exceptional value, featuring Core Performance highlights such as SOLAR panels, triple pane windows, a tankless hot water system, HRV, and a high efficiency furnace. PLUS NO CONDO FEES! The single attached garage adds everyday convenience, while the main floor’s open great room design seamlessly blends living, dining, and a thoughtfully designed kitchen. Upstairs, two spacious bedrooms and a full bath provide comfortable private space, complemented by the convenience of an upper laundry area. A balcony extends your living outdoors, perfect for a morning coffee or evening unwind. This well-planned home offers style and efficiency in a fantastic community setting.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453577  |
| 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     | 17239 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    | August 15th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 51           |

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Listing information last updated on September 15th, 2025 at 7:17am MDT