

Courtesy Of David Lofthaug Of Bode

# \$598,395 - 332 173 Avenue, Edmonton

MLS® #E4463992

## \$598,395

3 Bedroom, 2.50 Bathroom, 2,241 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West offers tranquility with quick access to Edmonton’s ring road for amenities and commuting. This stunning home features 9’ ceilings and an open-to-above great room with a 50” linear electric fireplace. The bright rear L-shaped kitchen includes quartz counters, a pantry, and a spacious island. A side entrance and 9’ basement ceiling allow for potential future basement development. The main floor flex room suits an office or play area, with metal spindle railing throughout. Upstairs, a bridge overlooks the great room and connects to a central bonus room, three bedrooms, and a private primary bedroom with a 5-piece ensuite, dual sinks, 60” tub, and 48” tiled shower. Bedrock’s Smart Home System includes thermostat, video doorbell, and lock control. Luxury vinyl plank flooring, stain-resistant carpet, and a mudroom with built-in organizer complete this stylish, functional home. Photos are representative.



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463992  |
| Price     | \$598,395 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,241                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 332 173 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Closet Organizers, No Animals |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stone, Vinyl          |
| Exterior Features | Backs Onto Park/Trees, Golf |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stone, Vinyl          |
| Foundation        | Concrete Perimeter          |

### Additional Information



|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 51            |

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Listing information last updated on November 4th, 2025 at 12:32am MST