

## **\$349,900 - 17241 4 Street, Edmonton**

---

MLS® #E4436946

**\$349,900**

2 Bedroom, 1.50 Bathroom, 948 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvellous Marquis location for this exciting AFFORDABLE Town home - NO CONDO FEES! The 'Brandy' model by Jayman BUILT is under construction with an estimated completion in September. This perfectly designed home offers Jayman's Core Performance features and includes tankless hot water system, high efficiency furnace, SMART HOME technology and four SOLAR panels! With an attached garage this is a perfect home for you! Two spacious bedrooms on the top floor and one full and one half bath in this home. Includes stainless steel appliances, luxury vinyl plank flooring and sleek quartz counter tops in the kitchen. The main level has a dining and great room area open to the kitchen and there is a balcony to enjoy a morning coffee! The stacking laundry closet on the upper floor is conveniently located and the primary bedroom has its own door to the large bathroom.



Built in 2025

### **Essential Information**

MLS® #	E4436946
Price	\$349,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	948
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	17241 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, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	79

## Zoning

## Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 6:02pm MDT