# \$464,900 - 651 173 Avenue, Edmonton

MLS® #E4443642

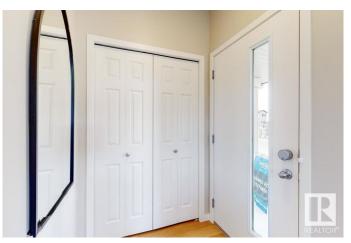
#### \$464,900

3 Bedroom, 2.50 Bathroom, 1,477 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Discover the Sansa Modelâ€"where style meets smart design. With 9' ceilings on the main and basement levels, luxury vinyl plank flooring, and a separate side entrance, this home offers elevated living. The welcoming foyer includes a coat closet, leading into a cozy great room with electric fireplace and large front window. The open dining area connects to an L-shaped kitchen featuring quartz countertops, a Silgranit undermount sink, built-in microwave, soft-close Thermofoil cabinets, and a flush island eating ledgeâ€"all perfectly placed for backyard views. A rear entry leads to a discreet half-bath and backyard with a parking pad and optional two-car garage. Upstairs, enjoy the primary suite with walk-in closet and 3-piece ensuite with stand-up shower, two additional bedrooms, main 3-piece bath, and a convenient laundry area. Brushed nickel fixtures, basement rough-ins, and our upgraded Sterling Signature Specification complete the home.







Built in 2025

#### **Essential Information**

MLS® #	E4443642
Price	\$464,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	651 173 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

## Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home,
	Smart/Program. Thermostat, Television Connection, 9 ft. Basement
	Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

## Interior

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

## Exterior

Exterior	Wood, Vinyl							
Exterior Features	Back	Lane,	No	Through	Road,	Playground	Nearby,	Public
	Transportation, Schools, Shopping Nearby							
Roof	Aspha	It Shingle	es					

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date ListedJune 20th, 2025Days on Market3ZoningZone 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 June 23rd, 2025 at 7:47am MDT