

## **\$349,900 - 17244 4 Street, Edmonton**

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MLS® #E4458542

**\$349,900**

2 Bedroom, 1.50 Bathroom, 983 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Imagine your new home in this serene location! Marquis is close to all conveniences and amenities and is still like living in nature - close to the river and removed from the hustle and bustle of city life. The Iona town home by Jayman BUILT offers Jayman's core performance features - SOLAR, tankless hot water system, HRV and high efficiency furnace. PLUS SMART home technology, included stainless steel kitchen appliances and an attached garage for your safety and convenience. The main floor is very open and spacious, offering a perfectly designed kitchen with sleek quartz counter tops, designer cabinetry and a balcony! Dining and great room flow together seamlessly and there is a flex room at the garage entry - perfect home office or gym! The upper level offers two spacious bedrooms including the primary with a full ensuite. There is also a second full bath and the stacked laundry closet is located here. NO CONDO FEES!



Built in 2025

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4458542  |
| Price     | \$349,900 |
| 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     | 17244 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 | Low Maintenance Landscape |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Vinyl               |
| Foundation        | Concrete Perimeter        |

### Additional Information

Date Listed September 17th, 2025

Days on Market 34

Zoning Zone 51

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Listing information last updated on October 20th, 2025 at 11:17pm MDT