

Courtesy Of David Lofthaug Of Bode

\$598,395 - 328 173 Avenue, Edmonton

MLS® #E4465742

\$598,395

3 Bedroom, 2.50 Bathroom, 2,301 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West offers tranquility with quick access to Edmonton’s ring road for easy commuting. This beautiful open-concept home features 9’ ceilings and an open-to-above foyer. The great room’s 50” linear fireplace adds a warm ambiance, while the walk-through pantry connects to a bright kitchen with quartz counters, abundant cabinetry, and a large island. Metal spindle railings complement the open layout. Upstairs, a bridge overlooks the foyer and leads to three bedrooms and a spacious bonus room. The primary bedroom includes a sitting area, walk-through closet to laundry, and spa-inspired ensuite with dual sinks, a freestanding tub, and tiled shower. A side entrance and 9’ basement ceiling provide potential basement development. Enjoy privacy backing onto greenspace, Smart Home features, luxury vinyl plank flooring, and advanced stain-resistant carpet throughout. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4465742
Price	\$598,395
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,301
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	328 173 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
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl



Foundation Concrete Perimeter

Additional Information

Date Listed November 14th, 2025
Days on Market 6
Zoning Zone 51

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