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

MLS® #E4443642

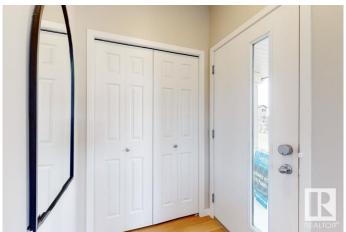
#### \$464.900

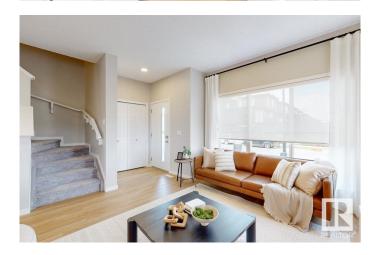
3 Bedroom, 2.50 Bathroom, 1,477 sqft Single Family on 0.00 Acres

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

Type 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 Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 20th, 2025

Days on Market 22

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 July 12th, 2025 at 8:47pm MDT