

Courtesy Of Jeff D Jackson Of Bode

## \$574,900 - 303 174 Avenue, Edmonton

MLS® #E4421076

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,072 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is a way from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. This stunning home has a 9' main floor with an open to above great room which includes a 50" linear electric fireplace. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the primary bedroom. A side entrance is included for a potential development, with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below. The primary bedroom is private with a 5-piece ensuite & includes double sinks in the vanity, 60" Tub and a 48" wide shower with tiled walls.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421076  |
| Price    | \$574,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,072                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 303 174 Avenue |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Z 2M3        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                         |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Stove-Electric            |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

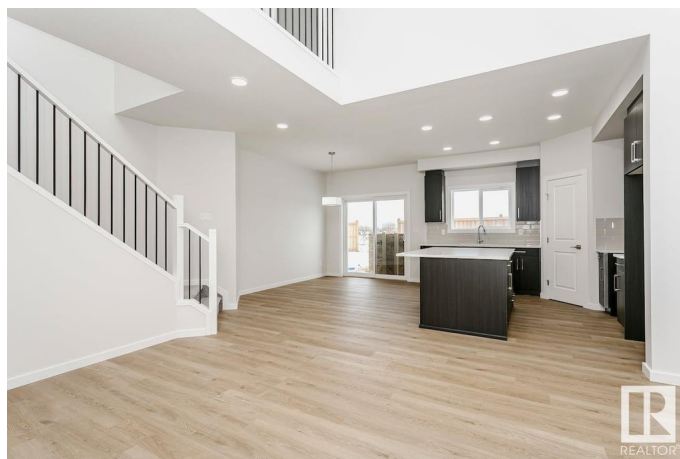
### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Stone, Vinyl     |
| Exterior Features | Corner Lot, Level Land |
| Roof              | Asphalt Shingles       |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 11th, 2025  
Days on Market 53  
Zoning Zone 51



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Listing information last updated on April 5th, 2025 at 2:32pm MDT