

Courtesy Of David Lofthaug Of Bode

\$598,395 - 332 173 Avenue, Edmonton

MLS® #E4463992

\$598,395

3 Bedroom, 2.50 Bathroom, 2,241 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West offers tranquility with quick access to Edmonton’s ring road for amenities and commuting. This stunning home features 9’ ceilings and an open-to-above great room with a 50” linear electric fireplace. The bright rear L-shaped kitchen includes quartz counters, a pantry, and a spacious island. A side entrance and 9’ basement ceiling allow for potential future basement development. The main floor flex room suits an office or play area, with metal spindle railing throughout. Upstairs, a bridge overlooks the great room and connects to a central bonus room, three bedrooms, and a private primary bedroom with a 5-piece ensuite, dual sinks, 60” tub, and 48” tiled shower. Bedrock’s Smart Home System includes thermostat, video doorbell, and lock control. Luxury vinyl plank flooring, stain-resistant carpet, and a mudroom with built-in organizer complete this stylish, functional home. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4463992
Price	\$598,395
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,241
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	332 173 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
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information



Date Listed	October 30th, 2025
Days on Market	10
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 November 9th, 2025 at 8:17am MST