

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

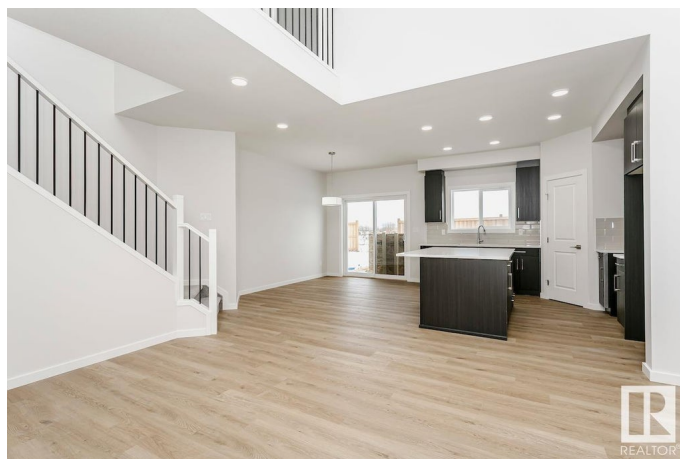
### **Exterior**

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