

# \$349,900 - 17241 4 Street, Edmonton

MLS® #E4436946

**\$349,900**

2 Bedroom, 1.50 Bathroom, 948 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvellous Marquis location for this exciting AFFORDABLE Town home - NO CONDO FEES! The 'Brandy' model by Jayman BUILT is under construction with an estimated completion in September. This perfectly designed home offers Jayman's Core Performance features and includes tankless hot water system, high efficiency furnace, SMART HOME technology and four SOLAR panels! With an attached garage this is a perfect home for you! Two spacious bedrooms on the top floor and one full and one half bath in this home. Includes stainless steel appliances, luxury vinyl plank flooring and sleek quartz counter tops in the kitchen. The main level has a dining and great room area open to the kitchen and there is a balcony to enjoy a morning coffee! The stacking laundry closet on the upper floor is conveniently located and the primary bedroom has its own door to the large bathroom.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436946  |
| Price      | \$349,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 948                  |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17241 4 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Tankless     |
| Parking   | Single Garage Attached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Vinyl               |
| Exterior Features | Low Maintenance Landscape |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Vinyl               |
| Foundation        | Concrete Perimeter        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 80             |

## Zoning

## Zone 51

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Listing information last updated on August 4th, 2025 at 7:48pm MDT