

## \$438,250 - 655 173 Avenue, Edmonton

MLS® #E4443623

**\$438,250**

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Discover comfort and style in the Stellarâ€™a home where elegance meets function. The main floor offers LVP flooring, a welcoming foyer with coat closet, and a bright great room filled with natural light. The central kitchen features quartz counters, a Silgranit undermount sink, island with eating ledge, ample cabinets, and a large pantry. At the rear, enjoy a dining area with backyard views, a half-bath, and access to a spacious yard with parking pad and optional double garage. Upstairs, relax in the open loft or retreat to the primary suite with walk-in closet and 3pc ensuite with stand-up shower. Two additional bedrooms, a 3pc main bath, and laundry closet with stackable setup complete the upper level. Black plumbing and lighting fixtures, 9' ceilings on the main and basement levels, a separate side entrance, and basement rough-ins for future development are all includedâ€™designed to meet todayâ€™s modern living needs with timeless charm.

Built in 2025

### Essential Information

MLS® #	E4443623
Price	\$438,250
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	655 173 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

### **Amenities**

Amenities	Ceiling 9 ft., 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	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, 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      17  
Zoning                Zone 51

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