

# \$598,395 - 332 173 Av Nw, Edmonton

MLS® #E4463992

**\$598,395**

3 Bedroom, 3.00 Bathroom, 2,241 sqft

Single Family

Marquis, Edmonton, Alberta

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. (id:6289)

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| Listing #  | E4463992  |
| Price      | \$598,395 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 2,241         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 332 173 Av Nw |
| Subdivision | Marquis       |
| City        | Edmonton      |
| Province    | Alberta       |
| Postal Code | T5Y4G6        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Park, Golf Course                                                |
| Features       | Park/reserve, Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                |
| Parking        | Attached Garage                                                  |
| # of Garages   | 1                                                                |

### Interior

|              |            |
|--------------|------------|
| Heating      | Forced air |
| # of Stories | 2          |

### Listing Details

|                |      |
|----------------|------|
| Listing Office | Bode |
|----------------|------|



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