

## \$464,900 - 651 173 Avenue, Edmonton

MLS® #E4443642

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Discover the Sansa Model—where style meets smart design. With 9' ceilings on the main and basement levels, luxury vinyl plank flooring, and a separate side entrance, this home offers elevated living. The welcoming foyer includes a coat closet, leading into a cozy great room with electric fireplace and large front window. The open dining area connects to an L-shaped kitchen featuring quartz countertops, a Silgranit undermount sink, built-in microwave, soft-close Thermofoil cabinets, and a flush island eating ledge—all perfectly placed for backyard views. A rear entry leads to a discreet half-bath and backyard with a parking pad and optional two-car garage. Upstairs, enjoy the primary suite with walk-in closet and 3-piece ensuite with stand-up shower, two additional bedrooms, main 3-piece bath, and a convenient laundry area. Brushed nickel fixtures, basement rough-ins, and our upgraded Sterling Signature Specification complete the home.

Built in 2025

### Essential Information

MLS® # E4443642

Price \$464,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	651 173 Avenue
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

### Amenities

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, No Through Road, 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	46
Zoning	Zone 51

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