

\$344,900 - 17234 4 Street, Edmonton

MLS® #E4463683

\$344,900

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

Marquis, Edmonton, AB

The Brandy by Jayman BUILT offers Jayman's Core Performance features - SOLAR, tankless hot water system, high efficiency furnace and SMART HOME Technology. Attached garage for convenience and safety, the lower level also has the utility room and a half bathroom. The main level offers a balcony, great room flowing through to the dining area and kitchen. Quartz counter tops and included stainless steel appliances are included. The upper level has two spacious bedrooms and a full bathroom plus the stacking laundry coset is on this level. Marquis is located close to the river, for a country feel while close to great city amenities.



Built in 2025

Essential Information

MLS® #	E4463683
Price	\$344,900
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	3 Storey
Status	Active

Community Information

Address	17234 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, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 24th, 2025
Days on Market	6
Zoning	Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on October 30th, 2025 at 3:02am MDT