

# \$359,000 - 253 Marquis Boulevard, Edmonton

MLS® #E4427244

**\$359,000**

3 Bedroom, 2.50 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

**NO CONDO FEES and INCREDIBLE VALUE!**

Welcome to the "Abbey" townhouse, built by StreetSide Developments. Located in Edmonton's vibrant new Marquis community in the North East, this home offers over 1200 square feet of living space. It includes front yard landscaping and an oversized single attached garage, making it the ideal choice for a young family or couple. The main floor features upgraded luxury vinyl plank flooring throughout the spacious great room and kitchen. You'll also find a generous foyer with ample closet space, a powder room, and a secluded den or bedroom—ideal for a home office, and a convenient 2-piece bathroom. In the kitchen, enjoy upgraded cabinets, countertops, and a stylish tile backsplash. Upstairs, there are 2 bedrooms, each with its own full bathroom.

Built in 2023

## Essential Information

MLS® #	E4427244
Price	\$359,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,206



Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	253 Marquis Boulevard
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
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Days on Market 12

Zoning Zone 51

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Listing information last updated on April 5th, 2025 at 3:02am MDT