

# \$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 | 5                  |
| Zoning         | Zone 51            |

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Listing information last updated on October 29th, 2025 at 8:17am MDT