

# \$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 |
|-------------|------------------|

Days on Market 12

Zoning Zone 51

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