

\$344,900 - 17233 4 Street, Edmonton

MLS® #E4463672

\$344,900

2 Bedroom, 1.50 Bathroom, 983 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Iona townhome by Jayman BUILT is an amazing home in a perfect Marquis location! This new community is close to great city amenities but feels like serene country living. Offering Jayman's Core Performance features like SOLAR, tankless hot water system, high efficiency furnace and SMART home technology! You will love your new home with attached garage and above grade level with utilities, flex space and half bathroom. The main level offers a great room which flows through to the dining area and a perfectly designed kitchen with quartz counter tops and stainless steel appliances included. The upper level has two spacious bedrooms and a full bathroom plus the stacking laundry is located on this level. Best of all, NO CONDO FEES!



Built in 2025

Essential Information

MLS® #	E4463672
Price	\$344,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	983
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	17233 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 2:18pm MDT