

## **\$344,900 - 17236 4 Street, Edmonton**

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MLS® #E4463681

**\$344,900**

2 Bedroom, 1.50 Bathroom, 983 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Iona townhome by Jayman BUILT in a perfect Marquis location - country living close to city convenience! This perfectly designed home offers an attached garage and everything you need and NO CONDO FEES! Garage level has utility room and a half bath. The main floor has a balcony, great room concept flowing through to the dining area and kitchen. Quartz counter tops and stainless steel appliances are included. The upper level has two spacious bedrooms and a full bath PLUS the stacking laundry closet is located here. Also features Jayman's Core Performance features - SOLAR, tankless hot water system, high efficiency furnace and SMART HOME Technology.



Built in 2025

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4463681  |
| 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     | 17236 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 | 11                 |
| Zoning         | Zone 51            |

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Listing information last updated on November 4th, 2025 at 2:32am MST