

# \$319,998 - 238 Marquis Boulevard, Edmonton

MLS® #E4450251

**\$319,998**

2 Bedroom, 2.00 Bathroom, 922 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to this brand new row house the "Willow" Built by StreetSide Developments and is located in one of North Edmonton's newest premier communities of Marquis and just steps to the river valley. With almost 925 square Feet, it comes with front yard landscaping and a single over sized parking pad, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. room. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This home also comes with a unfinished basement perfect for a future development. The best part is it has NO CONDO FEE OR HOA FEE!!! \*\*\*Home is under construction and the photos are of the show home colors and finishing's will vary, will be complete December of this year\*\*\*

Built in 2025

## Essential Information

MLS® #	E4450251
Price	\$319,998
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	922
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	238 Marquis Boulevard
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E7

### **Amenities**

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 29th, 2025
-------------	-----------------

Days on Market 97

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 November 3rd, 2025 at 3:17am MST