

# \$344,900 - 17231 4 Street, Edmonton

MLS® #E4463676

**\$344,900**

2 Bedroom, 1.50 Bathroom, 948 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Brandy townhome by Jayman BUILT -NO CONDO FEES! This amazing new community offers city amenities close by with the feel of country living close to the river. Offers Jayman's Core Performance features - SOLAR, tankless hot water system, high efficiency furnace and SMART HOME Technology. Attached garage on the ground level and you enter to a flex space and two pce. bathroom plus the utility room is here. The main floor offers great room style which flows smoothly through to the dining area and kitchen. Lots of cabinets, quartz counter tops and included stainless steel kitchen appliances. The upper level has two spacious bedrooms and a full bathroom plus the stacking laundry closet is located here.



Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4463676  |
| 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     | 17231 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

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| 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 | 10                 |
| Zoning         | Zone 51            |

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Listing information last updated on November 3rd, 2025 at 4:32pm MST