# \$789,000 - 279 165 Avenue, Edmonton

MLS® #E4434682

### \$789.000

5 Bedroom, 4.00 Bathroom, 2,521 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Total 5 Br 4 bath || Main floor full br with closet & full bath | Upon entrance you will find living area. Spice kitchen. Main Kitchen with centre island. Open to above Family Area with stunning feature wall & electric fireplace. Upper level with bonus room. Main Primary Bedroom with 5 pc custom ensuite & Walk in closet. 2nd & 4 bedroom with jack & jill bath. 4th br with common bath. Laundry on upper level for convenience. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also has a side separate entrance and two large windows perfect for a future income suite. Easy access to popular golf courses, primary school, trails and an upcoming foot bridge. This home is now move in ready!



#### **Essential Information**

MLS® # E4434682 Price \$789,000

Bedrooms 5

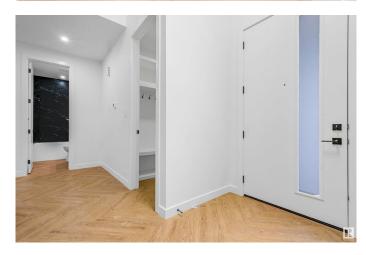
Bathrooms 4.00

Full Baths 4

Square Footage 2,521 Acres 0.00 Year Built 2024







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 279 165 Avenue

Area Edmonton
Subdivision Marquis
City Edmonton

County ALBERTA

Province AB

Postal Code T5Y 4J3

## **Amenities**

Amenities Carbon Monoxide Detectors, No Animal Home, No Smoking Home

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 42

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 June 17th, 2025 at 8:17pm  $\ensuremath{\mathsf{MDT}}$