

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

MLS® #E4434682

**\$789,000**

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

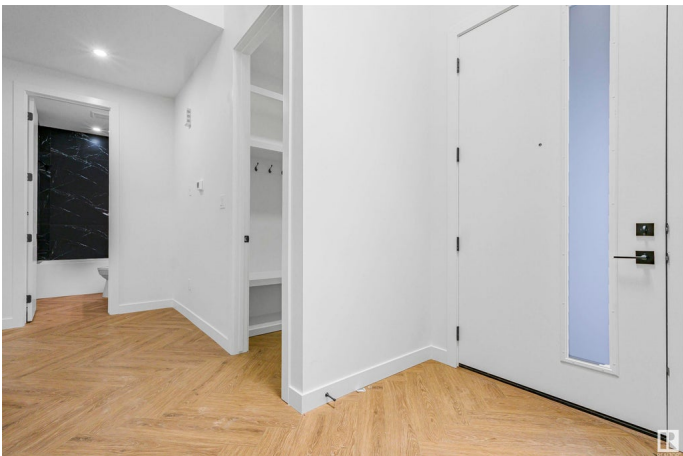
Marquis, Edmonton, AB

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!

Built in 2024

## 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	41
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 16th, 2025 at 4:47am MDT