

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

MLS® #E4434682

**\$789,000**

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

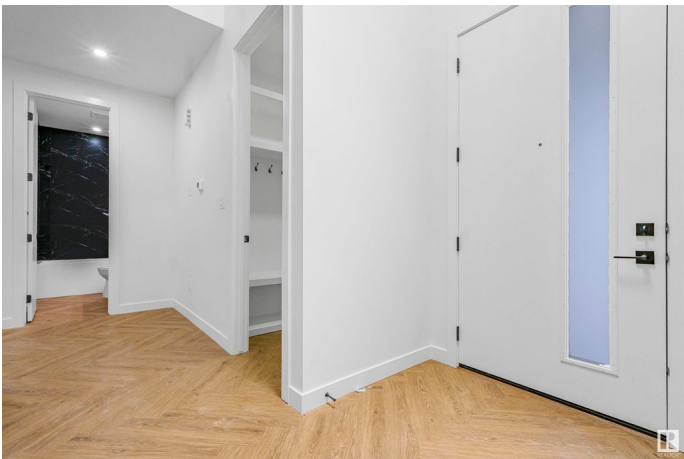
Marquis, Edmonton, AB

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 | 48            |
| Zoning         | Zone 51       |

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Listing information last updated on June 23rd, 2025 at 9:47am MDT