# \$314,998 - 256 Marquis Boulevard, Edmonton

MLS® #E4440009

#### \$314,998

2 Bedroom, 2.00 Bathroom, 922 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

\*\*\* UNDER CONSTRUCTION \*\*\* Welcome home to this brand new row house unit the "Brooke― Built by StreetSide Developments and is located in one of north Edmonton's newest premier communities of Marquis. With almost 930 square Feet, it comes with front yard landscaping and a single over sized rear detached 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. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This townhome also comes with an unfinished basement perfect for a future development. \*\*\*Home is under construction and the photos are of the show home colors and finishing's may vary, will be complete in November/ December of 2025 \*\*\*

Built in 2025

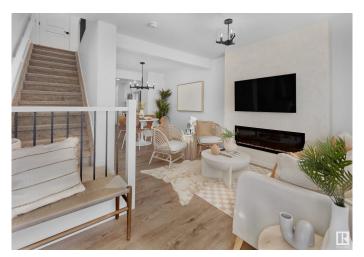
### **Essential Information**

MLS® # E4440009 Price \$314,998

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 256 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 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 June 2nd, 2025

Days on Market 55

Zoning Zone 51

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Listing information last updated on July 27th, 2025 at 9:17am MDT