

# \$344,900 - 17236 4 Street, Edmonton

MLS® #E4463681

**\$344,900**

2 Bedroom, 1.50 Bathroom, 983 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Iona townhome by Jayman BUILT in a perfect Marquis location - country living close to city convenience! This perfectly designed home offers an attached garage and everything you need and NO CONDO FEES! Garage level has utility room and a half bath. The main floor has a balcony, great room concept flowing through to the dining area and kitchen. Quartz counter tops and stainless steel appliances are included. The upper level has two spacious bedrooms and a full bath PLUS the stacking laundry closet is located here. Also features Jayman's Core Performance features - SOLAR, tankless hot water system, high efficiency furnace and SMART HOME Technology.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463681  |
| Price          | \$344,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 983       |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 3 Storey             |
| Status   | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17236 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

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| 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 | 5                  |
| 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 October 29th, 2025 at 12:47am MDT