

## \$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. room. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and 2 full bathrooms. This home also comes with a 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 17

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 18th, 2025 at 10:32pm MDT