

# \$329,998 - 238 Marquis Bv Ne, Edmonton

MLS® #E4450251

**\$329,998**

2 Bedroom, 2.00 Bathroom, 922 sqft

Single Family

Marquis, Edmonton, Alberta

Welcome to this brand new row house the "Willow" Built by StreetSide Developments and is located in one of North Edmonton's newest premier communities of Marquis and just steps to the river valley. With almost 925 square Feet, it comes with front yard landscaping and a single over sized 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. The best part is it has NO CONDO FEE OR HOA FEE!!! \*\*\*Home is under construction and the photos are of the show home colors and finishing's will vary, will be complete December of this year\*\*\* (id:6289)

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4450251  |
| Price          | \$329,998 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Square Footage | 922       |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 238 Marquis Bv Ne |
| Subdivision | Marquis           |
| City        | Edmonton          |
| Province    | Alberta           |
| Postal Code | T5Y4E7            |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Golf Course, Playground, Public Transit, Schools, Shopping |
| Features  | See remarks, Park/reserve                                  |
| Parking   | Parking Pad                                                |

### Interior

|              |             |
|--------------|-------------|
| Appliances   | See remarks |
| Heating      | Forced air  |
| # of Stories | 2           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Arteam Realty |
|----------------|----------------------------|



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Listing information last updated on October 18th, 2025 at 3:16am PDT