

## \$349,998 - 265 Marquis Boulevard, Edmonton

MLS® #E4462783

**\$349,998**

3 Bedroom, 2.50 Bathroom, 1,102 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

SHOW HOME FOR SALE AND NO CONDO FEES! Then this is definitely it, this home is a show stopper and is your opportunity to own this beautiful freehold town home. The "Abbey" is a total departure from the traditional, designed with contemporary lifestyles and ever-changing family dynamics in mind. You'll find an ultra luxury primary bedroom on the top floor of this plan, along with a second primary bedroom each have a full bath. The spacious main floor kitchen offers extra prep space with a large L shaped kitchen. This floor also features the open concept living space. The ground level houses a private a single oversized attached garage, a welcoming foyer with closet space, powder room and an ultra private den / or Bedroom away from the main living space - ideal for a home office or quiet yoga studio or even a guest bedroom. This home includes full landscaping front and back and also includes fencing.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462783  |
| Price      | \$349,998 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,102                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 265 Marquis Boulevard |
| Area        | Edmonton              |
| Subdivision | Marquis               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5Y 3K7               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | None, No Basement                                                                                                                 |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                              |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

Date Listed           October 20th, 2025

Days on Market     21

Zoning               Zone 51

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Listing information last updated on November 10th, 2025 at 11:02am MST