

## \$354,998 - 276 Marquis Boulevard, Edmonton

MLS® #E4455585

**\$354,998**

2 Bedroom, 2.50 Bathroom, 1,189 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

\*\*\* UNDER CONSTRUCTION \*\*\* Welcome home to this brand new row house unit the "Sage II" • 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 by the end of this month \*\*\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455585  |
| Price      | \$354,998 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                      |
|----------------|----------------------|
| Square Footage | 1,189                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 276 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 | August 31st, 2025 |
|-------------|-------------------|

Days on Market 11

Zoning Zone 51

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Listing information last updated on September 11th, 2025 at 11:02am MDT