

\$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 14

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 November 3rd, 2025 at 7:17am MST