# \$559,900 - 17403 3 Street, Edmonton

MLS® #E4430080

## \$559,900

3 Bedroom, 2.50 Bathroom, 2,047 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is a way from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. This stunning home has a 9' main floor with an open to above great room which includes a 50― linear electric fireplace. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the primary bedroom. A side entrance is included for future development with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below. The primary bedroom is private with a 5-piece ensuite & includes double sinks in the vanity, 60― Tub and a 48― wide shower.



Built in 2025

### **Essential Information**

MLS® # E4430080 Price \$559,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,047 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17403 3 Street

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G6

# **Amenities**

Amenities No Animal Home, No Smokir

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances None, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

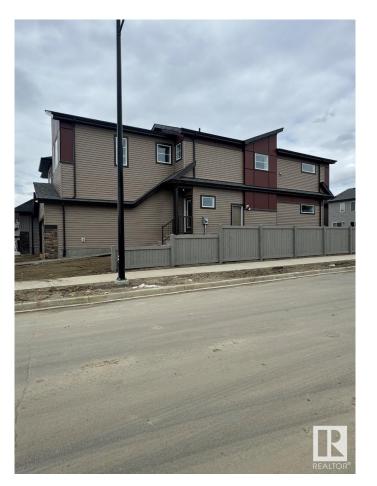
Basement Full, Unfinished

### **Exterior**

Exterior Wood, Fiber Cement, Stone, Vinyl

Exterior Features Cul-De-Sac, Level Land, Park/Reserve, Playground Nearby, Schools,

**Shopping Nearby** 





Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 10th, 2025

Days on Market 22

Zoning Zone 51

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