

## \$579,800 - 17427 3 Street, Edmonton

MLS® #E4438555

**\$579,800**

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

COMING THIS FALL! EXCEPTIONAL NEW 2 STORY HOME in CUL-DE SAC on PIE CORNER LOT, constructed by Homes by Avi. Welcome to Marquis West, a picturesque & serene community in Northeast Edmonton. This home HAS IT ALL! Attached dble garage, SEPARATE SIDE ENTRANCE, 3 bedrooms, 3 FULL baths, main-level flex room, upper-level loft style family room & full laundry room. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owner's suite w/luxurious 5-pc ensuite showcases upgraded shower, soaker tub & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, abundance of cabinetry, upgraded lighting/fixtures, blinds, neutral palette, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, electric F/P, HRV system, programable thermostat PLUS, landscape gift card! AWESOME!!

Built in 2025

### Essential Information

MLS® # E4438555

Price \$579,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,825                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17427 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G7        |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                                           |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Insert, Mantel                                                                                      |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Cul-De-Sac, Golf Nearby, Not Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 150            |
| Zoning         | Zone 51        |

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Listing information last updated on October 23rd, 2025 at 11:03am MDT