

Courtesy Of Christy M Cantera and Sheri Lukawesky Of Real Broker

\$449,900 - 17328 2 Street, Edmonton

MLS® #E4412104

\$449,900

3 Bedroom, 2.50 Bathroom, 1,523 sqft
Single Family on 0.00 Acres

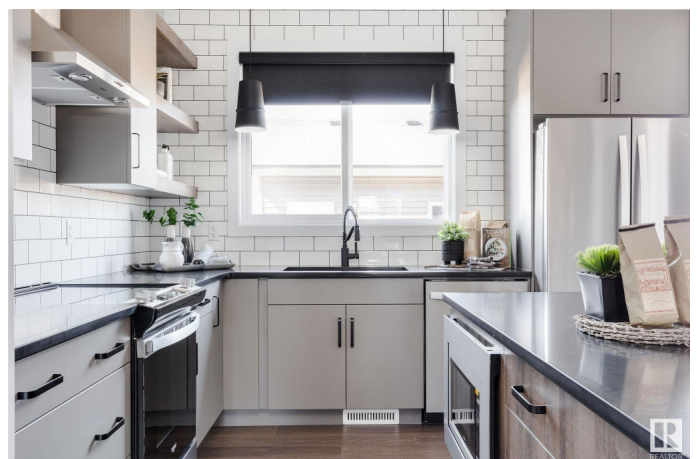
Marquis, Edmonton, AB

Homes By Avi welcomes you to Marquis West, a picturesque & serene new community in Northeast Edmonton. This charming, BRAND NEW, 2 storey home boasts SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. 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 owners suite w/luxurious 4-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, 39" kitchen uppers, upgraded lighting/fixtures, blinds, matte black hardware/faucets, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement w/drains & windows for future suite, HRV system, programable thermostat, 200 Amp & 10x10 pressure treated deck w/aluminum railing & BBQ gas line. Ideal location with future park near by.

Built in 2024

Essential Information

MLS® #	E4412104
Price	\$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17328 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Picnic Area, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Horse Hill K-6
Middle John d. Bracco 7-9
High M.E LaZerte 10-12

Additional Information

Date Listed October 30th, 2024
Days on Market 134
Zoning Zone 51

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Listing information last updated on March 13th, 2025 at 3:17am MDT