

## \$809,900 - 17107 3 Street, Edmonton

MLS® #E4426818

**\$809,900**

3 Bedroom, 3.00 Bathroom, 2,598 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to our AVA model, this stunning home in the community of Marquis West. Offering 2,598sq/ft of modern elegance, this residence is thoughtfully designed to blend sophistication with functionality. From the moment you step inside, youâ€™ll be captivated by the dropped living room, creating a distinct yet open space that adds a touch of elegance and privacy. The chefâ€™s kitchen is a masterpiece, boasting high-end finishes, and ample cabinetry, making it the perfect space to entertain. The main floor also features a versatile den, perfect for a home office or an additional bedroom, along with a beautifully designed 3 piece bath. Upstairs, youâ€™ll find 3 spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, and a second full bathroom complete the upper level, ensuring comfort for the entire family. . A separate entrance leads to the unfinished basement, allowing to customize the space to fit your needs. Placed beside a park and path, ultimate privacy

Built in 2025

### Essential Information

MLS® # E4426818

Price \$809,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,598
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17107 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Partially Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 21st, 2025
Days on Market	135
Zoning	Zone 51



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