

# \$799,000 - 17120 2 Street, Edmonton

MLS® #E4438205

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,919 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Nestled in the desirable Marquis community, this stunning property built by Lyonsdale Homes boasts an expansive triple garage with private access to the basement. Offering more than 2,900 sq. ft. of beautifully designed living space, it includes 4 generously sized bedrooms and 4 full bathrooms. The main floor impresses with soaring ceilings that create an airy, luxurious atmosphere, while the second level continues this spacious feel with 9-foot ceilings and elegant 8-foot doors. The chef’s kitchen is a highlight, equipped with Quartz countertops, a built-in oven, an electric cooktop, and a large dining area. A separate spice kitchen, complete with a gas cooktop and extra prep space, keeps the main kitchen tidy and functional. Upstairs, you’ll find comfortable bedrooms, a convenient Jack & Jill bathroom, an upper-level laundry room, and a large bonus room perfect for relaxing or entertaining.

Built in 2024

## Essential Information

MLS® #	E4438205
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4



Square Footage	2,919
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17120 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
-------------	----------------

Days on Market 74

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 August 5th, 2025 at 4:03pm MDT