

\$615,000 - 17324 7 Street, Edmonton

MLS® #E4446191

\$615,000

3 Bedroom, 2.50 Bathroom, 2,144 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Experience serene living in Marquis, Edmonton with The Nysa by Coventry Homes—a beautifully designed 2,145 sq. ft., west-backing home. This thoughtfully crafted layout begins with a bright main floor office, perfect for both productivity and comfort. The open-concept design flows into a stylish kitchen featuring quartz countertops, stainless steel appliances, and generous space for entertaining. A side entrance offers added flexibility—perfect for a future legal basement suite. Upstairs, you'll find a versatile bonus room, two well-sized bedrooms, a spacious primary suite with a five-piece ensuite, and a conveniently located laundry room. Located in a growing community with access to schools, childcare, shopping, dining, and major roadways, this home blends style, comfort, and convenience. Discover the charm of life in Marquis.

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | E4446191 |
| Price | \$615,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 2,144 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17324 7 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4E8 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Hot Water Electric, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Remote Control, Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed July 6th, 2025

Days on Market 12

Zoning Zone 51

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