# \$603,645 - 17408 2 Street, Edmonton

MLS® #E4446289

### \$603,645

3 Bedroom, 2.50 Bathroom, 2,229 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. This stunning home has a 9' main floor with an open to above great room with vaulted ceilings. A 50― linear electric fireplace completes the great room. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters, a corner pantry and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below.



### Built in 2025

#### **Essential Information**

MLS® # E4446289 Price \$603.645

Bedrooms 3
Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,229

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17408 2 Street

Area Edmonton

Subdivision Marquis

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G6

# **Amenities**

Amenities Smart/Program. Thermostat,

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

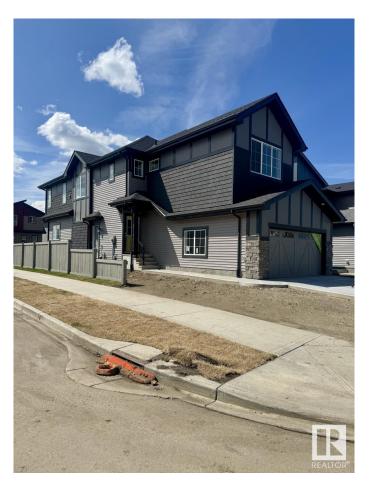
Exterior Wood, Fiber Cement, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone, Vinyl

Foundation Concrete Perimeter





# **Additional Information**

Date Listed July 7th, 2025

Days on Market 11

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 July 18th, 2025 at 2:32am MDT