

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

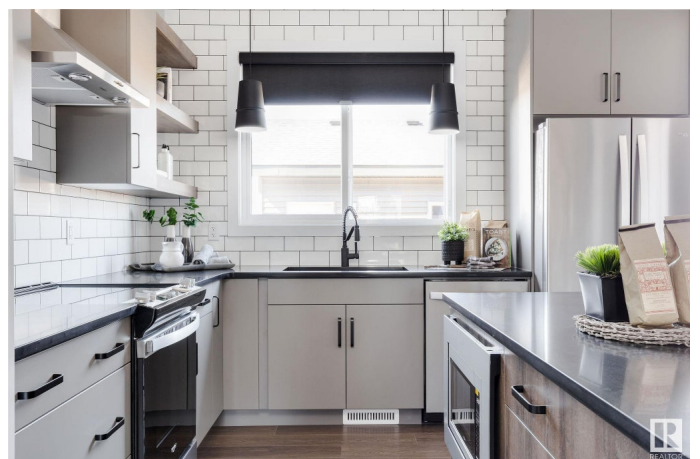
Marquis, Edmonton, AB

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 135  
Zoning Zone 51

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Listing information last updated on March 14th, 2025 at 1:32pm MDT