

# \$589,998 - 17329 6a Street, Edmonton

MLS® #E4416096

**\$589,998**

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Marquis offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. \*\*\* Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming summer of 2025 \*\*\*

Built in 2024

## Essential Information

MLS® #	E4416096
Price	\$589,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17329 6a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed December 13th, 2024

Days on Market 116

Zoning Zone 51

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Listing information last updated on April 8th, 2025 at 1:02pm MDT