

\$539,800 - 17432 2 Street, Edmonton

MLS® #E4415476

\$539,800

3 Bedroom, 2.50 Bathroom, 1,691 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Exceptional quality-built home, by master builder, HOMES BY AVI, will leave you speechless. Stunning, upscale design throughout with all the bells & whistles. This BRAND NEW, 2 STOREY home is situated on a PIE-SHAPED LOT, in sought after CUL-De-SAC in picturesque Marquis West. Showcases 3 bedrooms, 2.5 bathrooms, upper-level loft style family room & full laundry room. SEPERATE SIDE ENTERANCE for future basement development. Spacious main level is complimented by welcoming foyer, walk-thru mud room to pantry with MDF shelving, feature-wall electric fireplace w/mantle, spindled staircase & oversized window for abundance of natural light. Space is anchored by chic kitchen boasting 39' upper cabinets w/chrome accents, gas rough-in, center island w/sink, quartz countertops, pendant lighting, chimney hood fan & dinette area overlooking backyard. Private owner's suite w/luxurious 5-pc ensuite, 2 spacious junior rooms & additional 4pc bath. This home is a MUST SEE. Welcome Home!

Built in 2024

Essential Information

MLS® # E4415476

Price \$539,800



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,691 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17432 2 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G6 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Horse Hill k-6 |
| Middle | J. D Bracco 7-9 |
| High | M.E LaZerte 10-12 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 6th, 2024 |
| Days on Market | 122 |
| Zoning | Zone 51 |

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Listing information last updated on April 7th, 2025 at 8:47pm MDT