

\$539,500 - 17428 3 Street, Edmonton

MLS® #E4430533

\$539,500

3 Bedroom, 2.50 Bathroom, 2,059 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis “ where nature meets modern living! This sunlit tree backing home offers over 2,000 sqft of thoughtfully designed living space. With a side entrance offering the potential for a future basement suite, this home provides flexibility for growing families or added income potential. The kitchen features quartz countertops, ample cabinetry, and an open-concept layout that’s perfect for entertaining or family gatherings. As you ascend the open staircase to the second floor, you’ll find a spacious central bonus room, two generously sized bedrooms, a conveniently located laundry room, and the primary suite. The primary bedroom offers plenty of space and a luxurious five-piece ensuite designed for your comfort and relaxation. Nestled in the community of Marquis, you’ll enjoy scenic walking trails, a community playground, and the serenity of nature”making this the ideal place to call home.

Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4430533 |
| Price | \$539,500 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,059 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17428 3 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G7 |

Amenities

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

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 11th, 2025

Days on Market 9

Zoning Zone 51

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Listing information last updated on April 20th, 2025 at 2:32am MDT