

\$579,800 - 17427 3 Street, Edmonton

MLS® #E4438555

\$579,800

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

COMING THIS FALL! EXCEPTIONAL NEW 2 STORY HOME in CUL-DE SAC on PIE CORNER LOT, constructed by Homes by Avi. Welcome to Marquis West, a picturesque & serene community in Northeast Edmonton. This home HAS IT ALL! Attached dble garage, SEPARATE SIDE ENTRANCE, 3 bedrooms, 3 FULL baths, main-level flex room, upper-level loft style family room & full laundry room. 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 owner's suite w/luxurious 5-pc ensuite showcases upgraded shower, soaker tub & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, abundance of cabinetry, upgraded lighting/fixtures, blinds, neutral palette, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, electric F/P, HRV system, programable thermostat PLUS, landscape gift card! AWESOME!!

Built in 2025

Essential Information

MLS® # E4438555

Price \$579,800



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,825 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17427 3 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G7 |

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 |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, 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, Golf Nearby, Not Fenced, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 108 |
| Zoning | Zone 51 |

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