

# \$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	118
Zoning	Zone 51

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Listing information last updated on April 3rd, 2025 at 8:47pm MDT