

\$809,900 - 17107 3 Street, Edmonton

MLS® #E4426818

\$809,900

3 Bedroom, 3.00 Bathroom, 2,598 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to our AVA model, this stunning home in the community of Marquis West. Offering 2,598sq/ft of modern elegance, this residence is thoughtfully designed to blend sophistication with functionality. From the moment you step inside, youâ€™™ll be captivated by the dropped living room, creating a distinct yet open space that adds a touch of elegance and privacy. The chefâ€™™s kitchen is a masterpiece, boasting high-end finishes, and ample cabinetry, making it the perfect space to entertain. The main floor also features a versatile den, perfect for a home office or an additional bedroom, along with a beautifully designed 3 piece bath. Upstairs, youâ€™™ll find 3 spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, and a second full bathroom complete the upper level, ensuring comfort for the entire family. . A separate entrance leads to the unfinished basement, allowing to customize the space to fit your needs. Placed beside a park and path, ultimate privacy



Built in 2025

Essential Information

MLS® # E4426818

Price \$809,900

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,598 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17107 3 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G8 |

Amenities

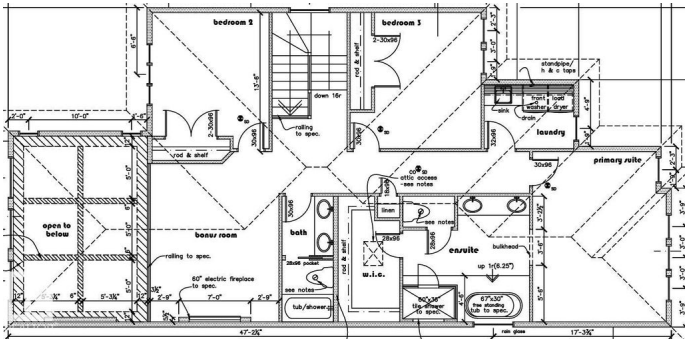
| | |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Partially Landscaped |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stone, Vinyl |
| Foundation | Concrete Perimeter |



Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 155 |
| Zoning | Zone 51 |

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