

## \$499,250 - 17310 6a Street, Edmonton

MLS® #E4443648

**\$499,250**

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Spirit is ideal for first-time buyers or investors, offering smart design and great use of space. Situated on a pie lot, it features 9' ceilings on the main and basement floors and luxury vinyl plank throughout the main level. The foyer with a large coat closet opens to a bright great room and nook with large front windows. At the rear, the L-shaped kitchen includes quartz countertops, a Silgranit sink, island with eating ledge, over-the-range microwave, and soft-close Thermofoil cabinets. Rear windows overlook the spacious backyard. A walk-through mudroom and private rear entry provide basement access, while a tucked-away half bath sits near the stairs. Upstairs offers a bonus room, a primary suite with walk-in closet and 4-piece ensuite with double sinks and stand-up shower, two additional bedrooms with ample closets, a 3-piece bath, and laundry. Includes brushed nickel fixtures, basement rough-ins, a parking pad with optional double garage, and side windows in the nook and bonus room.

Built in 2025

### Essential Information

MLS® # E4443648

Price \$499,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17310 6a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	64
Zoning	Zone 51

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