

## \$565,000 - 17443 2 Street, Edmonton

MLS® #E4460980

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Imagine coming home to tranquil pond views in this Coventry Homes beauty, complete with a SEPARATE ENTRANCE, WALKOUT basement, and an 11' x 10' deck to relax and take it all in. Inside, 9' ceilings and an open-concept design create a welcoming space. The kitchen is both stylish and functional, showcasing quartz countertops, a ceramic tile backsplash, beautiful cabinets, and a walkthrough pantry, all flowing into the dining nook and great room—the heart of the home for family time and entertaining. A half bath and mud room add everyday practicality. Upstairs, the serene primary suite offers a spa-inspired 5-pc ensuite with dual sinks, soaker tub, stand-up shower, and walk-in closet. With two more bedrooms, a full bath, a flexible bonus room, and laundry right upstairs, there's room for everyone and everyday life feels effortless. Backed by the Alberta New Home Warranty Program, this pond-backing home blends comfort with peaceful surroundings.\* Some photos are virtually staged\*

Built in 2024

### Essential Information

MLS® # E4460980

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17443 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, HRV System |
| Parking   | Double Garage Attached                                                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 51           |

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Listing information last updated on October 14th, 2025 at 1:32pm MDT