

## \$559,900 - 17403 3 Street, Edmonton

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MLS® #E4430080

**\$559,900**

3 Bedroom, 2.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is a way from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. This stunning home has a 9' main floor with an open to above great room which includes a 50" linear electric fireplace. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the primary bedroom. A side entrance is included for future development with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below. The primary bedroom is private with a 5-piece ensuite & includes double sinks in the vanity, 60" Tub and a 48" wide shower.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430080  |
| Price    | \$559,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,047                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17403 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | No Animal Home, No Smoking |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |



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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 51          |

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Listing information last updated on May 2nd, 2025 at 12:47pm MDT