

## \$619,800 - 17427 3 Street, Edmonton

MLS® #E4438555

**\$619,800**

3 Bedroom, 3.00 Bathroom, 1,825 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

COMING THIS FALL! EXCEPTIONAL NEW 2 STORY HOME in CUL-DE SAC on PIE CORNER LOT, constructed by Homes by Avi. Welcome to Marquis West, a picturesque & serene community in Northeast Edmonton. This home HAS IT ALL! Attached dble garage, SEPARATE SIDE ENTRANCE, 3 bedrooms, 3 FULL baths, main-level flex room, upper-level loft style family room & full laundry room. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owner's suite w/luxurious 5-pc ensuite showcases upgraded shower, soaker tub & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, abundance of cabinetry, upgraded lighting/fixtures, blinds, neutral palette, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, electric F/P, HRV system, programable thermostat PLUS, landscape gift card! AWESOME!!

Built in 2025

### Essential Information

MLS® # E4438555

Price \$619,800



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,825
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17427 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

### 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
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, 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, Golf Nearby, Not Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	67
Zoning	Zone 51

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Listing information last updated on August 1st, 2025 at 2:17pm MDT