# \$449,250 - 17306 6a Street, Edmonton

MLS® #E4443645

## \$449,250

4 Bedroom, 3.00 Bathroom, 1,611 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Discover The Sylvanâ€"crafted with elegance and function, nestled on a large pie lot. Luxury vinyl plank flooring flows through the main floor, starting with a spacious foyer and walk-in coat closet. The bright great room leads to a kitchen with quartz countertops, an island with eating ledge, Silgranit undermount sink, over-the-range microwave, soft-close Thermofoil cabinets, and a tucked-away pantry. At the rear, the sunlit nook offers backyard views, with a garden door to the outdoor space. A main floor bedroom and full 3-piece bath add convenience. The included parking pad can be upgraded to a double detached garage. Upstairs, enjoy a bright primary suite with walk-in closet and 3-piece ensuite with tub/shower combo. Two more bedrooms with ample closets, a full bath, and laundry closet complete the upper level. Extra side windows in the nook and bonus room, brushed nickel fixtures, 9' ceilings on the main and basement, separate side entrance, and basement rough-ins are all included.

Built in 2025

### **Essential Information**

MLS® # E4443645 Price \$449,250

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 1,611 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17306 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, Park/Reserve, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 20th, 2025

Days on Market 134

Zoning Zone 51

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