

## \$565,000 - 17420 3 Street, Edmonton

MLS® #E4430534

**\$565,000**

3 Bedroom, 2.50 Bathroom, 2,178 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Discover Life in Marquis â€” Where Comfort Meets Community! This beautifully designed northwest-backing home offers over 2,100 sqft of spacious and functional living, with scenic views of the green space right from your backyard. With a separate side entrance, thereâ€™s great potential for a future basement suite that is ideal for extended family or added income. Step into the open-concept main floor where the kitchen features with quartz countertops, abundant cabinetry, and a layout that flows effortlessly into the dining and living areas â€” perfect for hosting or relaxing with family. Upstairs, a central bonus room offers a flexible hangout or work space, while two large bedrooms, a laundry space, and a private primary suite with a luxurious five-piece ensuite complete the upper level. Located in the nature-filled community of Marquis, residents enjoy beautiful walking trails, a community playground, and a peaceful, family-friendly atmosphere â€” all just a short drive from Edmontonâ€™s key amenities.

Built in 2024

### Essential Information

MLS® # E4430534

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,178                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17420 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G7        |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached, Insulated                                           |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby |
| Roof              | Asphalt Shingles                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 51          |

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Listing information last updated on May 1st, 2025 at 8:02pm MDT