# \$573,884 - 17632 4 Street, Edmonton

MLS® #E4444863

## \$573.884

3 Bedroom, 2.50 Bathroom, 1,582 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Sampson" built by the award-winning builder Pacesetter homes and is located in the heart of Marquis and just steps to the neighborhood park and River valley. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room and a den. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. This home also has a side separate entrance perfect for future development. Close to all amenities and easy access to the Henday. \*\*\* This home is under construction and the photos used are from the same exact built home but colors may vary, slated to be complete this December \*\*\*



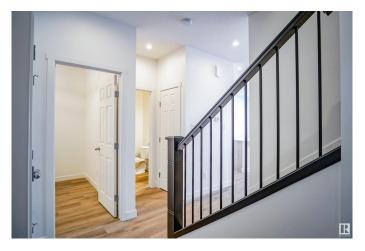
# **Essential Information**

MLS® # E4444863 Price \$573,884

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,582 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17632 4 Street

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G2

## **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Environmental Reserve, Golf Nearby, Park/Reserve, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, View Lake, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 9

Zoning Zone 51

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Listing information last updated on July 5th, 2025 at 8:18am MDT