

## \$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	8
Zoning	Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:17pm MDT