

\$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

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 May 1st, 2025 at 5:02pm MDT