

# \$489,500 - 17416 3 Street, Edmonton

MLS® #E4441784

## \$489,500

3 Bedroom, 2.50 Bathroom, 1,688 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Experience luxury living in this beautifully crafted Coventry Home with SEPARATE ENTRANCE and double attached garage! Soaring 9' ceilings on the main floor enhance the open, airy feel. The chef-inspired kitchen is a showstopper, featuring quartz counters, elegant cabinetry, designer finishes, and a spacious walk-through pantry. The Great Room flows effortlessly into the dining area—perfect for hosting or relaxing. A stylish half bath completes the main level. Upstairs, retreat to your spa-like primary suite with dual sinks, a walk-in shower, and walk-in closet. Two additional bedrooms, a full bath, bonus room, and laundry add everyday convenience. Built with exceptional quality and backed by the Alberta New Home Warranty Program. Some photos virtually staged

Built in 2024

### Essential Information

MLS® #	E4441784
Price	\$489,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17416 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
Days on Market	6
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 June 17th, 2025 at 1:17pm MDT