

\$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 | 22 |
| Zoning | Zone 51 |

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Listing information last updated on May 3rd, 2025 at 7:17pm MDT