

Courtesy Of David Lofthaug Of Bode

## \$629,895 - 17423 3 Street, Edmonton

MLS® #E4445993

**\$629,895**

3 Bedroom, 2.50 Bathroom, 2,229 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. Walkout basement on a large pie-shaped lot overlooking a storm water pond. This stunning home has a 9' main floor with an open to above great room with vaulted ceilings. A 50" linear electric fireplace completes the great room. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice sized island. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9' for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below.

Built in 2025

### Essential Information

MLS® #	E4445993
Price	\$629,895
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,229
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17423 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

### **Amenities**

Amenities	Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve
Roof	Asphalt Shingles

Construction Wood, Fiber Cement, Stone,  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025  
Days on Market 32  
Zoning Zone 51



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Listing information last updated on August 5th, 2025 at 4:17am MDT