\$479,800 - 17203 3 Street, Edmonton

MLS® #E4438511

\$479,800

3 Bedroom, 2.50 Bathroom, 1,632 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

EXCEPTIONAL NEW 2 STORY HOME on CORNER LOT & 20x20 parking pad, constructed by Homes by Avi. Welcome to Marquis West, a picturesque & serene community in Northeast Edmonton. This home is AMAZING! Charming full width front porch, SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owner's suite w/luxurious 4-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, abundance of cabinetry, upgraded lighting/fixtures, blinds, neutral palette, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, electric F/P, HRV system, programable thermostat, 10x10 pressure treated deck w/aluminum railing & BBQ gas line on landscaped lot.







Built in 2025

Essential Information

MLS® # E4438511 Price \$479.800 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,632

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 17203 3 Street

Area Edmonton

Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G7

Amenities

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch,

Television Connection, Vaulted Ceiling, HRV System, 9 ft. Basement

Ceiling

Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Hood Fan, Oven-Microwave, Window Coverings, Builder Appliance

Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Not Fenced,

Paved Lane, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 26th, 2025

Days on Market 159

Zoning Zone 51

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