

\$549,250 - 17332 6 Street, Edmonton

MLS® #E4443641

\$549,250

4 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Affinity model blends craftsmanship and comfort for today's family. It offers an extra-wide double attached garage, 9-ft ceilings on main and basement levels, a separate side entrance, and vinyl plank flooring. Off the welcoming foyer is a full 3-piece bath with walk-in shower and a main-floor bedroom—ideal for guests or multigenerational living. The open-concept kitchen, nook, and great room invite gathering, with large windows and patio doors to the backyard. The kitchen features a peninsula island with eating ledge, Silgranit undermount sink, chimney hood fan, built-in microwave, full-height tile backsplash, soft-close cabinets, and a corner pantry. Upstairs, the primary suite includes a 4-piece ensuite with double sinks and tub/shower combo plus a walk-in closet. A bonus room, laundry, main 3-piece bath, and two more bedrooms with ample closets complete the level. Black plumbing and lighting fixtures, basement rough-ins, and the upgraded Sterling Signature Specification are included for big value.

Built in 2025

Essential Information

MLS® # E4443641

Price \$549,250



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,970 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17332 6 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G1 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, None |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, |

| | |
|--------------|--------------------|
| | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 17 |
| Zoning | Zone 51 |

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