

## \$739,000 - 17119 3 Street, Edmonton

MLS® #E4445101

**\$739,000**

3 Bedroom, 2.50 Bathroom, 2,437 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

This stunning residence by Lyonsdale Homes is nestled in the highly desirable Marquis community and boasts an expansive triple garage with private access to the basement. Offering more than 2,400 sq. ft. of well-designed living space, the home includes three generously sized bedrooms. The main floor impresses with soaring ceilings that create an airy, open atmosphere, while the upper level continues the spacious feel with 9-foot ceilings and elegant 8-foot doors. The chef's kitchen is equipped with Quartz countertops, a built-in oven, electric cooktop, and a spacious dining area. Just off the main kitchen, a separate spice kitchen with a gas range provides added prep space—perfect for maintaining a clean main kitchen. Upstairs, you'll find roomy bedrooms, a convenient upper-level laundry area, and a comfortable bonus room—ideal for relaxing or hosting guests. Situated just a short walk from the showhome, this property is definitely worth a visit!

Built in 2024

### Essential Information

MLS® # E4445101

Price \$739,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,437                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17119 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G8        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Triple Garage Attached               |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Stories           | 2                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                           |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Fiber Cement, Stone, Vinyl   |
| Foundation        | Concrete Perimeter                 |

**Additional Information**

Date Listed                June 29th, 2025  
Days on Market        2  
Zoning                    Zone 51

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