

Courtesy Of Jeff D Jackson Of Bode

## \$574,900 - 17420 2 Street, Edmonton

MLS® #E4428050

**\$574,900**

4 Bedroom, 3.00 Bathroom, 2,058 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. The Stella is a spacious single-family home with double front attached garage home with 9'™ ceilings on the main floor, 4 bedrooms, bonus room and 3 full baths. Main Floor Bedroom and Full Bath with stand-up shower with tiled walls included for your short/long term visitor's convenience. The great room features a sleek 50"• linear fireplace that creates a nice ambience in the room. The kitchen overlooks the great room and dining area and features quartz counters with extensive cabinet space. You will also find a spacious walk-through pantry which leads to the mudroom. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9'™, for a more spacious feel. You will find metal spindle railing on the main and second floor. Painted MDF organizer with shelf, bench and hooks. Splatter Texture Ceiling throughout the house.

Built in 2025

### Essential Information

MLS® # E4428050

Price \$574,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,058                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17420 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| 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, Stone, Vinyl        |
| Exterior Features | Golf Nearby, Park/Reserve |
| Roof              | Asphalt Shingles          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 51          |

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Listing information last updated on April 18th, 2025 at 6:47pm MDT