

Courtesy Of Jeff D Jackson Of Bode

## \$634,900 - 17439 2 Street, Edmonton

MLS® #E4420522

### \$634,900

3 Bedroom, 2.50 Bathroom, 2,472 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

WALK OUT Pie-Shaped Lot backing onto Green Space/Pond Rear Deck with Vinyl Decking & Aluminum Spindle Railing 9'™ main floor offering an open-to-above foyer The great room features a sleek 50" linear fireplace A walk-through pantry which leads into the kitchen The kitchen is perfect for entertaining, and features quartz counters with extensive cabinet space and a large island. A side entrance is included for a potential future development with the basement ceiling height upgraded to 9'™ Metal spindle railing on the main and second floor A bridge over the foyer leads to the primary bedroom Upstairs you will find 3 bedrooms and a large central bonus room Primary Bedroom comes with a separate sitting room The large primary bedroom and walk-through closet conveniently leading to the laundry room The ensuite includes double sinks, a free-standing soaker tub and tiled shower.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420522  |
| Price      | \$634,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,472                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17439 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        | Garage Control            |
| 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 | Backs Onto Park/Trees, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation Concrete Perimeter

**Additional Information**

Date Listed February 6th, 2025

Days on Market 58

Zoning Zone 51



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Listing information last updated on April 5th, 2025 at 4:32am MDT