

## \$534,000 - 17203 3 Street, Edmonton

MLS® #E4438511

**\$534,000**

3 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

COMING THIS FALL! EXCEPTIONAL NEW 2 STORY HOME on CORNER LOT, 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 \$534,000

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	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	71
Zoning	Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 7:17pm MDT