

\$499,250 - 17310 6a Street, Edmonton

MLS® #E4443648

\$499,250

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Spirit is ideal for first-time buyers or investors, offering smart design and great use of space. Situated on a pie lot, it features 9' ceilings on the main and basement floors and luxury vinyl plank throughout the main level. The foyer with a large coat closet opens to a bright great room and nook with large front windows. At the rear, the L-shaped kitchen includes quartz countertops, a Silgranit sink, island with eating ledge, over-the-range microwave, and soft-close Thermofoil cabinets. Rear windows overlook the spacious backyard. A walk-through mudroom and private rear entry provide basement access, while a tucked-away half bath sits near the stairs. Upstairs offers a bonus room, a primary suite with walk-in closet and 4-piece ensuite with double sinks and stand-up shower, two additional bedrooms with ample closets, a 3-piece bath, and laundry. Includes brushed nickel fixtures, basement rough-ins, a parking pad with optional double garage, and side windows in the nook and bonus room.

Built in 2025

Essential Information

MLS® # E4443648

Price \$499,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,630
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17310 6a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, 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	94
Zoning	Zone 51

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