

# \$489,900 - 17342 6a Street, Edmonton

MLS® #E4446337

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,619 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Introducing the Sapphire—a jewel of a home offering 1615 sq ft of smart, functional living. With 9' ceilings on the main floor and durable Luxury Vinyl Plank flooring, style meets comfort at every turn. The kitchen features a flush island, Silgranite sink, quartz countertops, full-height tile backsplash, corner pantry, and over-the-range microwave. A front-facing bedroom and 3-piece bath with walk-in shower add convenience to the main level, while large windows and a rear garden door bring in natural light. Upstairs, enjoy a cozy bonus room, a primary suite with walk-in closet and 3-piece ensuite, two more bedrooms, a full bath, and laundry closet for a stackable washer/dryer. Pendant and recessed lighting elevate the ambiance. Additional highlights include a separate side entrance, black plumbing and lighting fixtures, and rough-in plumbing in the basement—plus 9' ceilings on both main and basement levels.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446337  |
| Price      | \$489,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,619                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17342 6a Street |
| Area        | Edmonton        |
| Subdivision | Marquis         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4E9         |

### Amenities

|           |                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, 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 July 7th, 2025

Days on Market 30

Zoning Zone 51

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Listing information last updated on August 6th, 2025 at 4:47am MDT