

\$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 | 26 |
| Zoning | Zone 51 |

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Listing information last updated on June 21st, 2025 at 7:02am MDT