

# \$539,500 - 17428 3 Street, Edmonton

MLS® #E4430533

**\$539,500**

3 Bedroom, 2.50 Bathroom, 2,059 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis " where nature meets modern living! This sunlit tree backing home offers over 2,000 sqft of thoughtfully designed living space. With a side entrance offering the potential for a future basement suite, this home provides flexibility for growing families or added income potential. The kitchen features quartz countertops, ample cabinetry, and an open-concept layout that's perfect for entertaining or family gatherings. As you ascend the open staircase to the second floor, you'll find a spacious central bonus room, two generously sized bedrooms, a conveniently located laundry room, and the primary suite. The primary bedroom offers plenty of space and a luxurious five-piece ensuite designed for your comfort and relaxation. Nestled in the community of Marquis, you'll enjoy scenic walking trails, a community playground, and the serenity of nature"making this the ideal place to call home.

Built in 2024

## Essential Information

MLS® #	E4430533
Price	\$539,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,059
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17428 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 5

Zoning Zone 51

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