

## \$799,000 - 17128 2 Street, Edmonton

MLS® #E4424624

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,851 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

This exquisite home, built by Lyonsdale Homes in the prestigious Marquis community, boasts an oversized three-car garage with separate access to the basement. Spanning an impressive 2850 sq. ft., this residence features 4 spacious bedrooms and 4 full bathrooms. The main & second floors are highlighted by 8-foot doors and soaring 9-foot ceilings, creating an open and airy atmosphere throughout. The gourmet kitchen is a chef's dream, equipped with Quartz countertops, an electric cooktop, built-in oven, & ample dining space. A large pantry leads to a spice kitchen complete with an gas range stove, perfect for meal preparation and storage. Upstairs, you'll find generously sized bedrooms, including a luxurious Jack and Jill bathroom, and a conveniently located laundry area. The bonus room, tucked away on the upper level, provides a perfect retreat for family time or relaxation. Exterior is updated with hardie board siding. With the showhome nearby, we invite you to visit & experience this stunning property.

Built in 2024

### Essential Information

MLS® # E4424624

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,851                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17128 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, HRV System |
| Parking   | Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding               |
| Exterior Features | Corner Lot, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stone, Hardie Board Siding               |
| Foundation        | Concrete Perimeter                             |

**Additional Information**

Date Listed            March 6th, 2025  
Days on Market      57  
Zoning                Zone 51

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