

\$459,900 - 17240 2 Street, Edmonton

MLS® #E4429503

\$459,900

3 Bedroom, 2.50 Bathroom, 1,495 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvelous Marquis location for this stunning Jayman BUILT 'Erica' model 2 storey. Jayman's Core Performance features with triple pane windows, SOLAR, tankless hot water system, SMART HOME technology, high efficiency furnace and HRV - check out the energy savings you can have! Gorgeous main floor with luxury vinyl plank flooring; open great room design center kitchen featuring included stainless steel appliances, pantry, island & quartz counter tops. A convenient half bath for your guests is on this level. The second floor offers a large owners suite with walk-in closet and full ensuite; two more bedrooms and a second full bath. There is also a stacking laundry closet and a double sized linen closet on this level. Includes front landscaping and a double powered parking pad PLUS there is a side entrance!

Built in 2025

Essential Information

MLS® #	E4429503
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,495



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17240 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless
Parking	Parking Pad Cement/Paved

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	90

Zoning

Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 11:47pm MDT