

## \$274,998 - 41 17319 5 Street, Edmonton

MLS® #E4432550

**\$274,998**

2 Bedroom, 1.50 Bathroom, 826 sqft

Condo / Townhouse on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis Meadows! This brand new townhouse unit the "Mila" Built by StreetSide Developments and is located in one of North East Edmonton's newest premier communities of Marquis. With almost 830 square Feet, it comes with full landscaping and a parking stall, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and a full bathroom. This town home also comes with a unfinished basement perfect for a future development. \*\*\*Home is under construction and the photos are of an artist rendering and finishing's may vary, will be complete in early 2026 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4432550
Price	\$274,998
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	826



Acres	0.00
Year Built	2025
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 17319 5 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G2

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	121
Zoning	Zone 51

Condo Fee                \$107

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