

\$579,500 - 17324 7 Street, Edmonton

MLS® #E4446191

\$579,500

3 Bedroom, 2.50 Bathroom, 2,144 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Experience serene living in Marquis, Edmonton with The Nysa by Coventry Homes—a beautifully designed 2,145 sq. ft., west-backing home. This thoughtfully crafted layout begins with a bright main floor office, perfect for both productivity and comfort. The open-concept design flows into a stylish kitchen featuring quartz countertops, stainless steel appliances, and generous space for entertaining. A side entrance offers added flexibility—perfect for a future legal basement suite. Upstairs, you'll find a versatile bonus room, two well-sized bedrooms, a spacious primary suite with a five-piece ensuite, and a conveniently located laundry room. Located in a growing community with access to schools, childcare, shopping, dining, and major roadways, this home blends style, comfort, and convenience. Discover the charm of life in Marquis.

Built in 2024

Essential Information

MLS® #	E4446191
Price	\$579,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,144
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17324 7 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

Amenities

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

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 6th, 2025
Days on Market 49
Zoning Zone 51

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Listing information last updated on August 24th, 2025 at 6:17am MDT