

\$525,000 - 17448 2 Street, Edmonton

MLS® #E4460173

\$525,000

3 Bedroom, 2.50 Bathroom, 1,753 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis in Edmonton! Built by Coventry Homes, this single-family home blends style, comfort, and functionality in a prime cul-de-sac location. Set on a walkout lot backing onto a pond, it includes a 10'™x10'™ deck to take in the views. The open-concept main floor is complemented by a front attached garage and a side entrance, perfect for adding a future legal basement suite. Upstairs, enjoy 3 bedrooms, a spacious primary retreat, a central bonus room, and a second-floor laundry room for added convenience. With trails, parks, and nature at your doorstep, Marquis is a vibrant new community to call home.

Built in 2024

Essential Information

MLS® #	E4460173
Price	\$525,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17448 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

Amenities

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

Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	15
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 October 16th, 2025 at 7:02pm MDT