

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 17408 2 Street, Edmonton

MLS® #E4446289

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. This stunning home has a 9' main floor with an open to above great room with vaulted ceilings. A 50" linear electric fireplace completes the great room. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters, a corner pantry and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446289  |
| Price      | \$598,395 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,229                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17408 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Smart/Program. Thermostat, |
| Parking Spaces | 4                          |
| Parking        | Double Garage Attached     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve        |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Fiber Cement, Stone, Vinyl |
| Foundation        | Concrete Perimeter               |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 37             |
| 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 August 13th, 2025 at 6:32am MDT