

## \$565,000 - 17443 2 Street, Edmonton

MLS® #E4460980

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Imagine coming home to tranquil pond views in this Coventry Homes beauty, complete with a SEPARATE ENTRANCE, WALKOUT basement, and an 11' x 10' deck to relax and take it all in. Inside, 9' ceilings and an open-concept design create a welcoming space. The kitchen is both stylish and functional, showcasing quartz countertops, a ceramic tile backsplash, beautiful cabinets, and a walkthrough pantry, all flowing into the dining nook and great room—the heart of the home for family time and entertaining. A half bath and mud room add everyday practicality. Upstairs, the serene primary suite offers a spa-inspired 5-pc ensuite with dual sinks, soaker tub, stand-up shower, and walk-in closet. With two more bedrooms, a full bath, a flexible bonus room, and laundry right upstairs, there's room for everyone and everyday life feels effortless. Backed by the Alberta New Home Warranty Program, this pond-backing home blends comfort with peaceful surroundings.\* Some photos are virtually staged\*

Built in 2024

### Essential Information

MLS® # E4460980

Price \$565,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17443 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, HRV System
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 6th, 2025
Days on Market	1
Zoning	Zone 51

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Listing information last updated on October 7th, 2025 at 7:47pm MDT