

Courtesy Of Jeff D Jackson Of Bode

## \$634,900 - 17439 2 Street, Edmonton

MLS® #E4420522

### \$634,900

3 Bedroom, 2.50 Bathroom, 2,472 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

WALK OUT Pie-Shaped Lot backing onto Green Space/Pond Rear Deck with Vinyl Decking & Aluminum Spindle Railing 9â€™™ main floor offering an open-to-above foyer The great room features a sleek 50â€• linear fireplace A walk-through pantry which leads into the kitchen The kitchen is perfect for entertaining, and features quartz counters with extensive cabinet space and a large island. A side entrance is included for a potential future development with the basement ceiling height upgraded to 9â€™™ Metal spindle railing on the main and second floor A bridge over the foyer leads to the primary bedroom Upstairs you will find 3 bedrooms and a large central bonus room Primary Bedroom comes with a separate sitting room The large primary bedroom and walk-through closet conveniently leading to the laundry room The ensuite includes double sinks, a free-standing soaker tub and tiled shower.

Built in 2025

### Essential Information

MLS® #	E4420522
Price	\$634,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths 1  
 Square Footage 2,472  
 Acres 0.00  
 Year Built 2025  
 Type Single Family  
 Sub-Type Detached Single Family  
 Style 2 Storey  
 Status Active

**Community Information**

Address 17439 2 Street  
 Area Edmonton  
 Subdivision Marquis  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T5Y 4G6

**Amenities**

Amenities No Animal Home, No Smoking  
 Parking Spaces 4  
 Parking Double Garage Attached

**Interior**

Interior Features ensuite bathroom  
 Appliances Garage Control  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Insert  
 Stories 2  
 Has Basement Yes  
 Basement Full, Unfinished

**Exterior**

Exterior Wood, Stone, Vinyl  
 Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby  
 Roof Asphalt Shingles  
 Construction Wood, Stone, Vinyl



Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 86

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 May 3rd, 2025 at 10:32am MDT