# \$809,900 - 17107 3 Street, Edmonton

MLS® #E4426818

#### \$809.900

3 Bedroom, 3.00 Bathroom, 2,598 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to our AVA model, this stunning home in the community of Marquis West. Offering 2,598sq/ft of modern elegance, this residence is thoughtfully designed to blend sophistication with functionality. From the moment you step inside, you'll be captivated by the dropped living room, creating a distinct yet open space that adds a touch of elegance and privacy. The chef's kitchen is a masterpiece, boasting high-end finishes, and ample cabinetry, making it the perfect space to entertain. The main floor also features a versatile den, perfect for a home office or an additional bedroom, along with a beautifully designed 3 piece bath. Upstairs, you'II find 3 spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, and a second full bathroom complete the upper level, ensuring comfort for the entire family. . A separate entrance leads to the unfinished basement. allowing to customize the space to fit your needs. Placed beside a park and path, ultimate privacy

Built in 2025

#### **Essential Information**

MLS® # E4426818 Price \$809,900





Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,598

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 17107 3 Street

Area Edmonton

Subdivision Marquis

City Edmonton

County ALBERTA

Province AB

Postal Code T5Y 4G8

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit
Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Partially

Landscaped

Roof Asphalt Shingles

Construction Wood, Brick, Stone, Vinyl

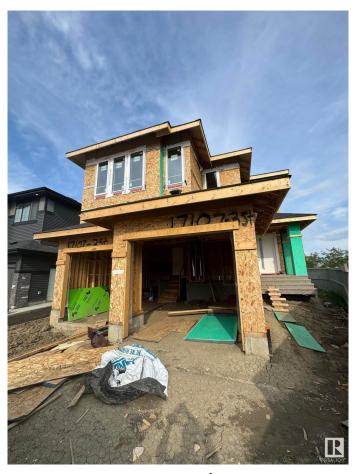
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 150

Zoning Zone 51



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