

## \$459,900 - 17240 2 Street, Edmonton

MLS® #E4429503

### \$459,900

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

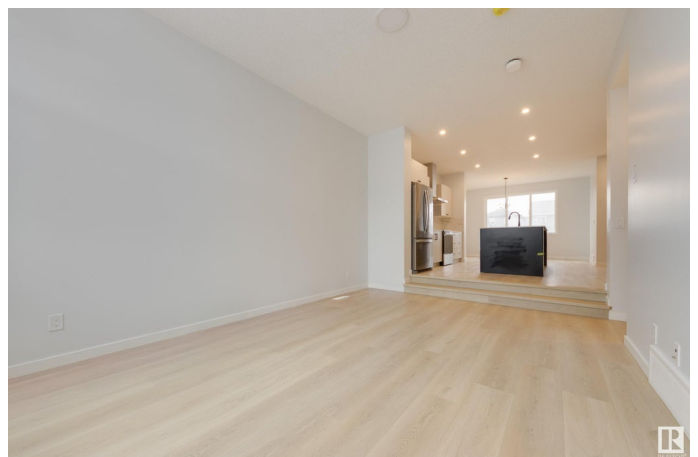
Marquis, Edmonton, AB

Marvelous Marquis location for this stunning Jayman BUILT 'Erica' model 2 storey. Jayman's Core Performance features with triple pane windows, SOLAR, tankless hot water system, SMART HOME technology, high efficiency furnace and HRV - check out the energy savings you can have! Gorgeous main floor with luxury vinyl plank flooring; open great room design center kitchen featuring included stainless steel appliances, pantry, island & quartz counter tops. A convenient half bath for your guests is on this level. The second floor offers a large owners suite with walk-in closet and full ensuite; two more bedrooms and a second full bath. There is also a stacking laundry closet and a double sized linen closet on this level. Includes front landscaping and a double powered parking pad PLUS there is a side entrance!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429503  |
| Price          | \$459,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,495     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17240 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless |
| Parking   | Parking Pad Cement/Paved          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Back Lane          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 102             |

## Zoning

## Zone 51

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Listing information last updated on July 15th, 2025 at 7:47pm MDT