

\$809,000 - 17116 2 Street, Edmonton

MLS® #E4455188

\$809,000

4 Bedroom, 4.00 Bathroom, 2,703 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

WOW the moment you walk in! This stunning home by Lyonsdale Homes in the highly desirable Marquis community will leave a lasting impression from the start. Soaring ceilings on the main floor create an immediate sense of grandeur and space, setting the tone for over 2,700 sq. ft. of beautifully designed living area. Featuring 4 spacious bedrooms and 4 full bathrooms, this home blends luxury and function seamlessly. The oversized triple garage includes private basement access—ideal for future development or multi-generational living. The chef-inspired kitchen boasts Quartz countertops, a built-in oven, electric cooktop, and a spacious dining area perfect for gatherings. A separate spice kitchen with a gas range offers additional prep space and keeps the main kitchen spotless and guest-ready. Upstairs, you’ll find 9-foot ceilings, 8-foot doors, a convenient Jack & Jill bathroom, upper-level laundry, and a cozy bonus room perfect for movie nights or relaxing with family. This one truly stands out.



Built in 2024

Essential Information

MLS® #	E4455188
Price	\$809,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,703
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17116 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 9

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 September 7th, 2025 at 3:32am MDT