

## \$539,800 - 17432 2 Street, Edmonton

MLS® #E4415476

**\$539,800**

3 Bedroom, 2.50 Bathroom, 1,691 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Exceptional quality-built home, by master builder, HOMES BY AVI, will leave you speechless. Stunning, upscale design throughout with all the bells & whistles. This BRAND NEW, 2 STOREY home is situated on a PIE-SHAPED LOT, in sought after CUL-De-SAC in picturesque Marquis West. Showcases 3 bedrooms, 2.5 bathrooms, upper-level loft style family room & full laundry room. SEPERATE SIDE ENTERANCE for future basement development. Spacious main level is complimented by welcoming foyer, walk-thru mud room to pantry with MDF shelving, feature-wall electric fireplace w/mantle, spindled staircase & oversized window for abundance of natural light. Space is anchored by chic kitchen boasting 39' upper cabinets w/chrome accents, gas rough-in, center island w/sink, quartz countertops, pendant lighting, chimney hood fan & dinette area overlooking backyard. Private owner's suite w/luxurious 5-pc ensuite, 2 spacious junior rooms & additional 4pc bath. This home is a MUST SEE. Welcome Home!

Built in 2024

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4415476  |
| Price  | \$539,800 |





|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,691                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17432 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior



|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Horse Hill k-6    |
| Middle     | J. D Bracco 7-9   |
| High       | M.E LaZerte 10-12 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2024 |
| Days on Market | 145                |
| Zoning         | Zone 51            |

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Listing information last updated on April 30th, 2025 at 8:02pm MDT