

Courtesy Of Jeff D Jackson Of Bode

## \$574,900 - 17420 2 Street, Edmonton

MLS® #E4428050

**\$574,900**

4 Bedroom, 3.00 Bathroom, 2,058 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. The Stella is a spacious single-family home with double front attached garage home with 9' ceilings on the main floor, 4 bedrooms, bonus room and 3 full baths. Main Floor Bedroom and Full Bath with stand-up shower with tiled walls included for your short/long term visitor's convenience. The great room features a sleek 50" linear fireplace that creates a nice ambience in the room. The kitchen overlooks the great room and dining area and features quartz counters with extensive cabinet space. You will also find a spacious walk-through pantry which leads to the mudroom. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9', for a more spacious feel. You will find metal spindle railing on the main and second floor. Painted MDF organizer with shelf, bench and hooks. Splatter Texture Ceiling throughout the house.

Built in 2025

### Essential Information

MLS® # E4428050

Price \$574,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,058
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17420 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### **Amenities**

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

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
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	Golf Nearby, Park/Reserve
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 26th, 2025  
Days on Market 11  
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 April 5th, 2025 at 10:02pm MDT