

\$539,500 - 17428 3 Street, Edmonton

MLS® #E4430533

\$539,500

3 Bedroom, 2.50 Bathroom, 2,059 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis “ where nature meets modern living! This sunlit tree backing home offers over 2,000 sqft of thoughtfully designed living space. With a side entrance offering the potential for a future basement suite, this home provides flexibility for growing families or added income potential. The kitchen features quartz countertops, ample cabinetry, and an open-concept layout that’s perfect for entertaining or family gatherings. As you ascend the open staircase to the second floor, you’ll find a spacious central bonus room, two generously sized bedrooms, a conveniently located laundry room, and the primary suite. The primary bedroom offers plenty of space and a luxurious five-piece ensuite designed for your comfort and relaxation. Nestled in the community of Marquis, you’ll enjoy scenic walking trails, a community playground, and the serenity of nature—making this the ideal place to call home.

Built in 2024

Essential Information

MLS® #	E4430533
Price	\$539,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,059
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17428 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 11th, 2025

Days on Market 22

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 May 3rd, 2025 at 12:32pm MDT