# \$525,000 - 17415 3 Street, Edmonton

MLS® #E4424220

#### \$525.000

3 Bedroom, 2.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to your new Coventry Home with a SEPARATE ENTRANCEâ€"a beautifully designed space that blends elegance with functionality. With 9' ceilings on both the main floor and basement, the home feels open and inviting from the moment you arrive. The kitchen is a chef's dream, featuring a tile backsplash, stainless steel appliances, quartz countertops, gorgeous cabinetry, and a walkthrough pantry for added convenience. At the rear of the home, the great room and dining nook provide a peaceful retreat for both relaxation and entertainment. A mudroom and half bath complete the main floor. Upstairs, an iron spindle railing leads to the luxurious primary suite, which boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bathroom, a versatile bonus room, and upstairs laundry add to the home's thoughtful design. Every Coventry Home is backed by the Alberta New Home Warranty Program for lasting peace of mind. Some photos have been virtually staged.

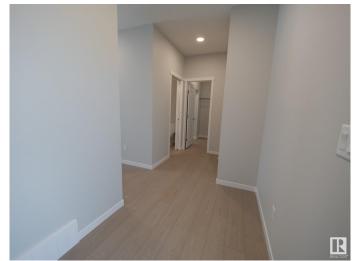
Built in 2024

#### **Essential Information**

MLS® # E4424220 Price \$525,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,776 Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 17415 3 Street

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4G7

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke,

Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft.

**Basement Ceiling** 

Parking Double Garage Attached

#### 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, Stone, Vinyl

Exterior Features Golf Nearby, Playground Nearby, Public Transportation

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 116

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 June 30th, 2025 at 6:17pm MDT