\$809,900 - 17107 3 Street, Edmonton

MLS® #E4426818

\$809.900

3 Bedroom, 3.00 Bathroom, 2,598 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to our AVA model, this stunning home in the community of Marquis West. Offering 2,598sq/ft of modern elegance, this residence is thoughtfully designed to blend sophistication with functionality. From the moment you step inside, you'll be captivated by the dropped living room, creating a distinct yet open space that adds a touch of elegance and privacy. The chef's kitchen is a masterpiece, boasting high-end finishes, and ample cabinetry, making it the perfect space to entertain. The main floor also features a versatile den, perfect for a home office or an additional bedroom, along with a beautifully designed 3 piece bath. Upstairs, you'II find 3 spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, and a second full bathroom complete the upper level, ensuring comfort for the entire family. . A separate entrance leads to the unfinished basement. allowing to customize the space to fit your needs. Placed beside a park and path, ultimate privacy

Built in 2025

Essential Information

MLS® # E4426818 Price \$809,900





Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,598

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 17107 3 Street

Area Edmonton

Subdivision Marquis

City Edmonton

County ALBERTA

Province AB

Postal Code T5Y 4G8

Amenities

Amenities Ceiling 9 ft., Deck, Detectors Smoke

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit
Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Brick, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Partially

Landscaped

Roof Asphalt Shingles

Construction Wood, Brick, Stone, Vinyl

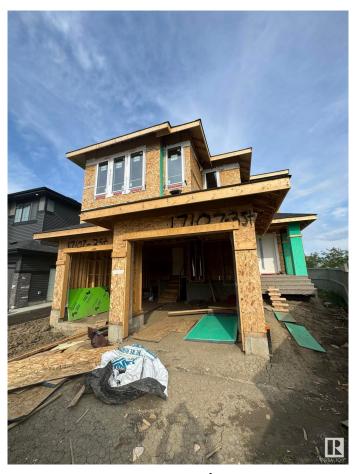
Foundation Concrete Perimeter

Additional Information

Date Listed March 21st, 2025

Days on Market 122

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 July 21st, 2025 at 10:32am MDT