# \$559,997 - 17333 6a Street, Edmonton

MLS® #E4436373

## \$559.997

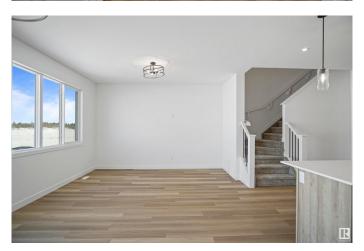
3 Bedroom, 2.50 Bathroom, 1,901 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes located in the heart of North Edmonton in the community of Marquis with beautiful natural surroundings. This home is located with in steps of the walking trails, parks and schools. As you enter the home you are greeted a large foyer which has luxury vinyl plank flooring throughout the main floor, the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room tucked away for added privacy. \*\*\*Home is under construction and the photos are from the same home recently built and may vary, Home will be complete in End of August 2025 \*\*\*







Built in 2024

# **Essential Information**

MLS® # E4436373 Price \$559,997 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,901

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17333 6a Street

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4E9

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 14th, 2025

Days on Market 10

Zoning Zone 51

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Listing information last updated on May 24th, 2025 at 8:17pm MDT