

## \$520,000 - 17227 3 Street, Edmonton

MLS® #E4457284

**\$520,000**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

RARE Jayman built layout with large vaulted ceilings on the main floor, plus 9 foot tall basement ceiling height included a 13 foot vaulted basement living room height (golf simulator potential)! Finished in December of 2023, this home has been well loved and upgraded including a fully fenced backyard with a HUGE deck, dog run, landscaping, double car garage, Central A/C, blinds throughout, and finally, a fully framed, basement layout with plumbing and electrical work already completed making for an easy basement development project! Other perks include quartz countertops, SOLAR PANELS, a high end furnace filtration system, HRV, and fully finished landscaping. At first glance new homes might feel 'turnkey' but most home builders will leave a lot of things up to you.. including some landscaping, fence, A GARAGE, A/C, a backyard deck, blinds, etc. this is the only house in Marquis that is actually TURN KEY! With zero immediate future expenses!

Built in 2023

### Essential Information

MLS® # E4457284

Price \$520,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,587                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17227 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 6G4        |

### Amenities

|           |                                                                                                                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Instant, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Solar Equipment |
| Parking   | Double Garage Detached                                                                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Stories           | 2                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                                           |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance |

|              |                                             |
|--------------|---------------------------------------------|
|              | Landscape, No Through Road, Private Setting |
| Roof         | Asphalt Shingles                            |
| Construction | Wood, Vinyl                                 |
| Foundation   | Concrete Perimeter                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 51              |

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Listing information last updated on September 25th, 2025 at 8:48pm MDT