

## \$499,800 - 17203 3 Street, Edmonton

MLS® #E4438511

**\$499,800**

3 Bedroom, 2.50 Bathroom, 1,632 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

EXCEPTIONAL NEW 2 STORY HOME on CORNER LOT & 20x20 parking pad, constructed by Homes by Avi. Welcome to Marquis West, a picturesque & serene community in Northeast Edmonton. This home is AMAZING! Charming full width front porch, SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owner's suite w/luxurious 4-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, abundance of cabinetry, upgraded lighting/fixtures, blinds, neutral palette, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, electric F/P, HRV system, programable thermostat, 10x10 pressure treated deck w/aluminum railing & BBQ gas line on landscaped lot.



Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4438511  |
| Price  | \$499,800 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,632                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17203 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Television Connection, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Hood Fan, Oven-Microwave, Window Coverings, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Not Fenced, Paved Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 87             |
| Zoning         | Zone 51        |

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Listing information last updated on August 20th, 2025 at 11:32pm MDT