

# \$489,500 - 17416 3 Street, Edmonton

MLS® #E4441784

## \$489,500

3 Bedroom, 2.50 Bathroom, 1,688 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Experience luxury living in this beautifully crafted Coventry Home with SEPARATE ENTRANCE and double attached garage! Soaring 9' ceilings on the main floor enhance the open, airy feel. The chef-inspired kitchen is a showstopper, featuring quartz counters, elegant cabinetry, designer finishes, and a spacious walk-through pantry. The Great Room flows effortlessly into the dining area—perfect for hosting or relaxing. A stylish half bath completes the main level. Upstairs, retreat to your spa-like primary suite with dual sinks, a walk-in shower, and walk-in closet. Two additional bedrooms, a full bath, bonus room, and laundry add everyday convenience. Built with exceptional quality and backed by the Alberta New Home Warranty Program. Some photos virtually staged

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441784  |
| Price          | \$489,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,688     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17416 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 |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 51         |

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Listing information last updated on June 15th, 2025 at 11:17pm MDT