

## \$819,000 - 17115 3 Street, Edmonton

MLS® #E4431803

**\$819,000**

4 Bedroom, 4.00 Bathroom, 2,602 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

This beautiful home by Lyonsdale Homes, located in the sought-after Marquis community, offers an oversized triple garage with private basement access. With over 2,600 sq. ft. of living space, it features 4 spacious bedrooms and 4 full bathrooms. The main floor showcases soaring ceilings that enhance the home's grand, open feel, while the upper level continues the spacious vibe with 9-foot ceilings and 8-foot doors. The gourmet kitchen features Quartz countertops, a built-in oven, electric cooktop, and a generous dining area. A dedicated spice kitchen—accessed through the main kitchen—offers a gas range and extra prep space, perfect for keeping your main kitchen pristine. Upstairs, enjoy well-sized bedrooms, a Jack & Jill bath, upper-level laundry, and a cozy bonus room ideal for family time or entertaining. Located just steps from the showhome—this one is a must-see!



Built in 2024

### Essential Information

MLS® #	E4431803
Price	\$819,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	2,602
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17115 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	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 18th, 2025
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Days on Market 6

Zoning Zone 51

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