

## \$799,000 - 17128 2 Street, Edmonton

MLS® #E4424624

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,851 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

This exquisite home, built by Lyonsdale Homes in the prestigious Marquis community, boasts an oversized three-car garage with separate access to the basement. Spanning an impressive 2850 sq. ft., this residence features 4 spacious bedrooms and 4 full bathrooms. The main & second floors are highlighted by 8-foot doors and soaring 9-foot ceilings, creating an open and airy atmosphere throughout. The gourmet kitchen is a chef's dream, equipped with Quartz countertops, an electric cooktop, built-in oven, & ample dining space. A large pantry leads to a spice kitchen complete with an gas range stove, perfect for meal preparation and storage. Upstairs, you'll find generously sized bedrooms, including a luxurious Jack and Jill bathroom, and a conveniently located laundry area. The bonus room, tucked away on the upper level, provides a perfect retreat for family time or relaxation. Exterior is updated with hardie board siding. With the showhome nearby, we invite you to visit & experience this stunning property.

Built in 2024

### Essential Information

MLS® #	E4424624
Price	\$799,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,851
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17128 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, HRV System
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, Stone, Hardie Board Siding
Exterior Features	Corner Lot, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 6th, 2025  
Days on Market        58  
Zoning                    Zone 51

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