

## \$549,250 - 17332 6 Street, Edmonton

MLS® #E4443641

**\$549,250**

4 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Affinity model blends craftsmanship and comfort for today's family. It offers an extra-wide double attached garage, 9-ft ceilings on main and basement levels, a separate side entrance, and vinyl plank flooring. Off the welcoming foyer is a full 3-piece bath with walk-in shower and a main-floor bedroom—ideal for guests or multigenerational living. The open-concept kitchen, nook, and great room invite gathering, with large windows and patio doors to the backyard. The kitchen features a peninsula island with eating ledge, Silgranit undermount sink, chimney hood fan, built-in microwave, full-height tile backsplash, soft-close cabinets, and a corner pantry. Upstairs, the primary suite includes a 4-piece ensuite with double sinks and tub/shower combo plus a walk-in closet. A bonus room, laundry, main 3-piece bath, and two more bedrooms with ample closets complete the level. Black plumbing and lighting fixtures, basement rough-ins, and the upgraded Sterling Signature Specification are included for big value.

Built in 2025

### Essential Information

MLS® # E4443641

Price \$549,250



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17332 6 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	3
Zoning	Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 23rd, 2025 at 11:02am MDT