

## **\$639,900 - 17320 7 Street, Edmonton**

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MLS® #E4425698

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,264 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvellous Marquis location! Newer community with lots of exciting opportunities. The 'Madeline' offers Core Performance features - SOLAR, smart home technology, triple pane windows, tankless hot water system, high efficiency furnace and HRV. You'll save money on utility bills! This unique model offers 9' ceilings, luxury vinyl plank flooring & stunning features. The kitchen comes complete with stainless steel appliances, an island with flush eating bar, quartz counter tops & a 'hidden' walk-in pantry. Dining room has patio doors to the future deck & yard area and flows through to the large great room. A unique flex area is a perfect home office! The second floor has a large bonus family room & a stunning 'open to below' feature with glass rail. The large owners suite has a cozy sitting room area, huge walk-in closet through to the laundry room with a linen closet & a luxurious five pce. ensuite. Both secondary bedrooms come with walk-in closets & share a second full bathroom.



Built in 2025

### **Essential Information**

MLS® #                      E4425698

Price                         \$639,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,264                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17320 7 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4E8        |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tankless |
| Parking   | Double Garage Attached            |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 51          |

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