

# \$539,500 - 17428 3 Street, Edmonton

MLS® #E4430533

**\$539,500**

3 Bedroom, 2.50 Bathroom, 2,059 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis “ where nature meets modern living! This sunlit tree backing home offers over 2,000 sqft of thoughtfully designed living space. With a side entrance offering the potential for a future basement suite, this home provides flexibility for growing families or added income potential. The kitchen features quartz countertops, ample cabinetry, and an open-concept layout that’s perfect for entertaining or family gatherings. As you ascend the open staircase to the second floor, you’ll find a spacious central bonus room, two generously sized bedrooms, a conveniently located laundry room, and the primary suite. The primary bedroom offers plenty of space and a luxurious five-piece ensuite designed for your comfort and relaxation. Nestled in the community of Marquis, you’ll enjoy scenic walking trails, a community playground, and the serenity of nature”making this the ideal place to call home.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430533  |
| Price     | \$539,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,059                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17428 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G7        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated                          |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Level Land, Playground Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 11th, 2025

Days on Market 18

Zoning Zone 51

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