

\$634,900 - 17439 2 Street, Edmonton

MLS® #E4420522

\$634,900

3 Bedroom, 2.50 Bathroom, 2,472 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

WALK OUT Pie-Shaped Lot backing onto Green Space/Pond Rear Deck with Vinyl Decking & Aluminum Spindle Railing 9â€™™ main floor offering an open-to-above foyer The great room features a sleek 50â€• linear fireplace A walk-through pantry which leads into the kitchen The kitchen is perfect for entertaining, and features quartz counters with extensive cabinet space and a large island. A side entrance is included for a potential future development with the basement ceiling height upgraded to 9â€™™ Metal spindle railing on the main and second floor A bridge over the foyer leads to the primary bedroom Upstairs you will find 3 bedrooms and a large central bonus room Primary Bedroom comes with a separate sitting room The large primary bedroom and walk-through closet conveniently leading to the laundry room The ensuite includes double sinks, a free-standing soaker tub and tiled shower.

Built in 2025

Essential Information

MLS® #	E4420522
Price	\$634,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,472
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17439 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 6th, 2025

Days on Market 78

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 April 25th, 2025 at 8:47am MDT