

\$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	61
Zoning	Zone 51

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