

## \$809,900 - 17107 3 Street, Edmonton

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MLS® #E4457856

**\$809,900**

3 Bedroom, 3.00 Bathroom, 2,598 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to our AVA model, this stunning home in the community of Marquis West. Offering 2,598sq/ft of modern elegance, this residence is thoughtfully designed to blend sophistication with functionality. From the moment you step inside, youâ€™ll be captivated by the dropped living room, creating a distinct yet open space that adds a touch of elegance and privacy. The chefâ€™s kitchen is a masterpiece, boasting high-end finishes, and ample cabinetry, making it the perfect space to entertain. The main floor also features a versatile den, perfect for a home office or an additional bedroom, along with a beautifully designed 3 piece bath. Upstairs, youâ€™ll find 3 spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, and a second full bathroom complete the upper level, ensuring comfort for the entire family. . A separate entrance leads to the unfinished basement, allowing to customize the space to fit your needs. Placed beside a park and path, ultimate privacy



Built in 2025

### Essential Information

MLS® # E4457856

Price \$809,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,598                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17107 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G8        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors |
| Parking   | Double Garage Attached         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Brick, Stone, Vinyl              |
| Exterior Features | Backs Onto Park/Trees, C<br>Landscaped |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Brick, Stone, Vinyl              |
| Foundation        | Concrete Perimeter                     |



**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 50                   |
| Zoning         | Zone 51              |

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