

## \$549,672 - 17333 6a Street, Edmonton

MLS® #E4436373

**\$549,672**

3 Bedroom, 2.50 Bathroom, 1,901 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes located in the heart of North Edmonton in the community of Marquis with beautiful natural surroundings. This home is located with in steps of the walking trails, parks and schools. As you enter the home you are greeted a large foyer which has luxury vinyl plank flooring throughout the main floor , the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room tucked away for added privacy. This home sits on a larger non zero lot and has a oversized garage. This home is now move in ready!

Built in 2024

### Essential Information

MLS® # E4436373

Price \$549,672

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,901
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17333 6a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E9

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 14th, 2025  
Days on Market       85  
Zoning                 Zone 51

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Listing information last updated on August 7th, 2025 at 7:17am MDT