

**\$598,395 - 17408 2 Street, Edmonton**

MLS® #E4446289

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,229 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton’s main ring road for amenities and commuting. This stunning home has a 9’ main floor with an open to above great room with vaulted ceilings. A 50” linear electric fireplace completes the great room. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters, a corner pantry and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9’, for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below.



Built in 2025

**Essential Information**

MLS® #	E4446289
Price	\$598,395
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,229
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17408 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### Amenities

Amenities	Smart/Program. Thermostat,
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter



## Additional Information

Date Listed	July 7th, 2025
Days on Market	59
Zoning	Zone 51

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