

# \$769,000 - 17115 3 Street, Edmonton

MLS® #E4431803

**\$769,000**

4 Bedroom, 4.00 Bathroom, 2,602 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

This beautiful home by Lyonsdale Homes, located in the sought-after Marquis community, offers an oversized triple garage with private basement access. With over 2,600 sq. ft. of living space, it features 4 spacious bedrooms and 4 full bathrooms. The main floor showcases soaring ceilings that enhance the home’s grand, open feel, while the upper level continues the spacious vibe with 9-foot ceilings and 8-foot doors. The gourmet kitchen features Quartz countertops, a built-in oven, electric cooktop, and a generous dining area. A dedicated spice kitchen—accessed through the main kitchen—offers a gas range and extra prep space, perfect for keeping your main kitchen pristine. Upstairs, enjoy well-sized bedrooms, a Jack & Jill bath, upper-level laundry, and a cozy bonus room ideal for family time or entertaining. Located just steps from the showhome—this one is a must-see!

Built in 2024



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431803  |
| Price      | \$769,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,602                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17115 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G8        |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Fiber Cement, Stone, Vinyl   |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 18th, 2025 |
|-------------|------------------|

Days on Market 107

Zoning Zone 51

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Listing information last updated on August 3rd, 2025 at 3:47am MDT