

Courtesy Of Christy M Cantera Of Real Broker

# \$479,800 - 17203 3 Street, Edmonton

MLS® #E4438511

**\$479,800**

3 Bedroom, 2.50 Bathroom, 1,632 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

EXCEPTIONAL NEW 2 STORY HOME on CORNER LOT & 20x20 parking pad, constructed by Homes by Avi. Welcome to Marquis West, a picturesque & serene community in Northeast Edmonton. This home is AMAZING! Charming full width front porch, SEPARATE SIDE ENTRANCE, 3 bedrooms, 2.5 baths, pocket office, upper-level loft style family room & laundry closet. Open concept main level floor plan w/stunning design highlights welcoming foyer, spacious living/dining area, deluxe kitchen w/center island, appliance allowance, chimney hood fan & built-in microwave. Private owner's suite w/luxurious 4-pc ensuite showcases upgraded shower & WIC. 2 spacious junior rooms & 4pc bath. Numerous upgrades throughout including, quartz countertops, abundance of cabinetry, upgraded lighting/fixtures, blinds, neutral palette, luxury vinyl plank flooring, plush carpet upper level, 9' ceiling height in basement, electric F/P, HRV system, programable thermostat, 10x10 pressure treated deck w/aluminum railing & BBQ gas line on landscaped lot.



Built in 2025

## Essential Information

MLS® #	E4438511
Price	\$479,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17203 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Television Connection, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave, Window Coverings, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Not Fenced, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	151
Zoning	Zone 51

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Listing information last updated on October 24th, 2025 at 2:17pm MDT