# \$525,000 - 17415 3 Street, Edmonton

MLS® #E4424220

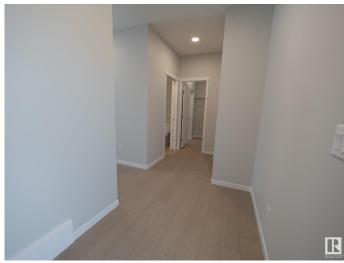
#### \$525,000

3 Bedroom, 2.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to your new Coventry Home with a SEPARATE ENTRANCEâ€"a beautifully designed space that blends elegance with functionality. With 9' ceilings on both the main floor and basement, the home feels open and inviting from the moment you arrive. The kitchen is a chef's dream, featuring a tile backsplash, stainless steel appliances, quartz countertops, gorgeous cabinetry, and a walkthrough pantry for added convenience. At the rear of the home, the great room and dining nook provide a peaceful retreat for both relaxation and entertainment. A mudroom and half bath complete the main floor. Upstairs, an iron spindle railing leads to the luxurious primary suite, which boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bathroom, a versatile bonus room, and upstairs laundry add to the home's thoughtful design. Every Coventry Home is backed by the Alberta New Home Warranty Program for lasting peace of mind. Some photos have been virtually staged.







Built in 2024

#### **Essential Information**

MLS® #	E4424220
Price	\$525,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,776
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	17415 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G7

## Amenities

Amenities	Carbon Monoxide	Detectors, C	eiling 9 ft.,	Detectors	Smoke,
	Smart/Program. Th	ermostat, Vinyl	l Windows,	HRV System	n, 9 ft.
	Basement Ceiling				
Parking	Double Garage Attac	ched			

## Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date ListedMarch 6th, 2025Days on Market103ZoningZone 51

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Listing information last updated on June 16th, 2025 at 10:02pm MDT