

## \$479,900 - 17208 2 Street, Edmonton

MLS® #E4453330

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,523 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

**MOVE-IN-READY!** This is your opportunity to own a **ONE-OF-A-KIND SHOW-HOME**, by Homes By Avi. All the bells & whistles are included in this beautifully crafted Home. Quartz countertops throughout, barn door on pocket office, high gloss cabinets, separate side entrance, black hardware, upgraded interior lighting & backsplash, blinds, luxury vinyl plank flooring, central A/C, HRV system, hi-end appliances & upgraded carpet. Home features 3 bedrooms, 2.5 bathrooms & upper-level family room PLUS laundry closet with stacked washer/dryer. Fully landscaped with back deck, aluminum railing & detached double car garage. Located in highly sought after Marquis West. Edmonton's new, picturesque Northeast community. Minutes from Anthony Henday to meet all your community requirements. Don't miss out on this incredible opportunity. Welcome Home!

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453330  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,523                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17208 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                                                                                       |
| Parking        | Double Garage Detached, Rear Drive Access                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 2                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                       |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Back Lane, Environmental Reserve, Golf Nearby, Landscaped, Level Land, Not Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Horse Hill     |
| Middle     | John D. Bracco |
| High       | E LaZerte      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 51           |

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Listing information last updated on September 6th, 2025 at 6:47pm MDT