

**\$634,900 - 17439 2 Street, Edmonton**

MLS® #E4420522

**\$634,900**

3 Bedroom, 2.50 Bathroom, 2,472 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

WALK OUT Pie-Shaped Lot backing onto Green Space/Pond Rear Deck with Vinyl Decking & Aluminum Spindle Railing 9â€™™ main floor offering an open-to-above foyer The great room features a sleek 50â€ linear fireplace A walk-through pantry which leads into the kitchen The kitchen is perfect for entertaining, and features quartz counters with extensive cabinet space and a large island. A side entrance is included for a potential future development with the basement ceiling height upgraded to 9â€™™ Metal spindle railing on the main and second floor A bridge over the foyer leads to the primary bedroom Upstairs you will find 3 bedrooms and a large central bonus room Primary Bedroom comes with a separate sitting room The large primary bedroom and walk-through closet conveniently leading to the laundry room The ensuite includes double sinks, a free-standing soaker tub and tiled shower.

Built in 2025

**Essential Information**

MLS® #	E4420522
Price	\$634,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,472
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17439 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 6th, 2025  
Days on Market                72  
Zoning                              Zone 51



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