

\$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	9
Zoning	Zone 51

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