

## \$849,900 - 17108 2 Street, Edmonton

MLS® #E4426817

**\$849,900**

3 Bedroom, 2.50 Bathroom, 2,625 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome home in the prestigious community of Marquis West. Our SAGE Model is a stunning brand-new residence 2,625 sq/ft of sheer luxury, combining modern elegance with functional design. Step inside to an open and airy layout that exudes sophistication. The chefs kitchen is a culinary masterpiece, featuring high-end finishes, premium appliances, and ample storage. The main floor den provides the perfect space for a home office or extra bedroom, complemented by a beautifully designed powder room. Upstairs, youâ€™ll find 3 generously sized bedrooms, including a lavish primary suite with a spa-like ensuite + a large walk-in closet. 2 additional bedrooms, another full bathroom, and a thoughtfully designed layout ensure comfort and convenience. separate entrance leads to the unfinished basement, offering endless possibilities to create a secondary suite, or a entertainment space. The triple garage provides ample parking and storage, while the prime location next to a walking path and park adds beautiful privacy

Built in 2025

### Essential Information

MLS® # E4426817

Price \$849,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,625
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17108 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G2

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Partially Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      March 21st, 2025

Days on Market                135

Zoning                              Zone 51



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 8:32am MDT