# \$573,884 - 17632 4 Street, Edmonton

MLS® #E4444863

#### \$573,884

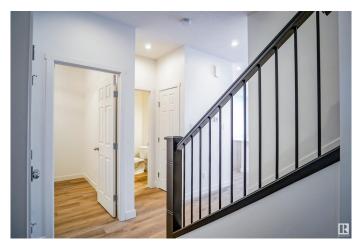
3 Bedroom, 2.50 Bathroom, 1,582 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Sampson" built by the award-winning builder Pacesetter homes and is located in the heart of Marquis and just steps to the neighborhood park and River valley. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room and a den. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. This home also has a side separate entrance perfect for future development. Close to all amenities and easy access to the Henday. \*\*\* This home is under construction and the photos used are from the same exact built home but colors may vary, slated to be complete this February







Built in 2025

#### **Essential Information**

| MLS® #   | E4444863  |
|----------|-----------|
| Price    | \$573,884 |
| Bedrooms | 3         |

| Bathrooms      | 2.50                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,582                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 17632 4 Street |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G2        |

### Amenities

| Amenities | See Remarks            |
|-----------|------------------------|
| Parking   | Double Garage Attached |

## Interior

| Interior Features | ensuite bathroom                           |
|-------------------|--|
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features |   |
|                   | Nearby, Public Swimming Pool, Public Transportation, Schools, |
|                   | Shopping Nearby, View Lake, See Remarks                       |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

#### **Additional Information**

Date ListedJune 26th, 2025Days on Market70ZoningZone 51

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Listing information last updated on September 4th, 2025 at 5:02am MDT