

# \$525,000 - 17448 2 Street, Edmonton

MLS® #E4460173

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,753 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis in Edmonton! Built by Coventry Homes, this single-family home blends style, comfort, and functionality in a prime cul-de-sac location. Set on a walkout lot backing onto a pond, it includes a 10'™x10'™ deck to take in the views. The open-concept main floor is complemented by a front attached garage and a side entrance, perfect for adding a future legal basement suite. Upstairs, enjoy 3 bedrooms, a spacious primary retreat, a central bonus room, and a second-floor laundry room for added convenience. With trails, parks, and nature at your doorstep, Marquis is a vibrant new community to call home.

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460173      |
| Price          | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,753         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17448 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Attached, Insulated                                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Microwave Hood Fan-Two    |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 51           |

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Listing information last updated on October 29th, 2025 at 7:32pm MDT