

Courtesy Of David Lofthaug Of Bode

## \$587,895 - 17408 2 Street, Edmonton

MLS® #E4446289

### \$587,895

3 Bedroom, 2.50 Bathroom, 2,229 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marquis West is away from the hustle and bustle, yet close to Edmonton's main ring road for amenities and commuting. This stunning home has a 9' main floor with an open to above great room with vaulted ceilings. A 50" linear electric fireplace completes the great room. The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters, a corner pantry and a nice size island. As you reach the second floor, you'll discover a bridge leading over the great room towards the bonus room. A side entrance is included for a potential future development, with the basement ceiling height upgraded to 9', for a more spacious feel. The flex room on the main floor is perfect for an office or playroom for the little ones. You will find metal spindle railing on the main and second floor. Upstairs you will find 3 bedrooms and a central bonus room area that overlooks the great room below.

Built in 2025

### Essential Information

MLS® #	E4446289
Price	\$587,895
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths 1  
Square Footage 2,229  
Acres 0.00  
Year Built 2025  
Type Single Family  
Sub-Type Detached Single Family  
Style 2 Storey  
Status Active

### Community Information

Address 17408 2 Street  
Area Edmonton  
Subdivision Marquis  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Y 4G6

### Amenities

Amenities Smart/Program. Thermostat,  
Parking Spaces 4  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances None  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Insert  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Fiber Cement, Stone, Vinyl  
Exterior Features Golf Nearby, Park/Reserve  
Roof Asphalt Shingles  
Construction Wood, Fiber Cement, Stone, Vinyl  
Foundation Concrete Perimeter



## Additional Information

Date Listed	July 7th, 2025
Days on Market	104
Zoning	Zone 51

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Listing information last updated on October 19th, 2025 at 3:02am MDT