

Courtesy Of David Lofthaug Of Bode

\$598,395 - 17408 2 Street, Edmonton

MLS® #E4446289

\$598,395

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	\$598,395
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	26
Zoning	Zone 51

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Listing information last updated on August 2nd, 2025 at 1:47am MDT