

## \$574,900 - 17424 2 Street, Edmonton

MLS® #E4428300

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,147 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

This stunning single-family home features 2088 sq. ft., 3 Bedrooms, 2.5 bathrooms, a spacious second floor bonus room, convenient walk-through pantry and more! Side Entrance included for a potential development, with the basement ceiling height upgraded to 9'6" for a more spacious feel. Bedrock Homes are smart! Enjoy controlling your Thermostat, video doorbell, front door lock and much more with our Included Smart Home System - free of charge to you! The primary ensuite features an upgraded large standing shower with tiled walls and dual sinks. Ample countertop space complete with quartz. The walk-through pantry offers tons of storage space and is complete with a sleek frosted pantry door. Stunning 41" upper kitchen cabinets provide you with stunning visual appeal and more room for dishes and small appliances! Enjoy sitting back in your great room that boasts a linear electric fireplace - use the handy remote to change the flame colors to fit the mood.

Built in 2025

### Essential Information

MLS® #	E4428300
Price	\$574,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,147
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17424 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 31st, 2025  
Days on Market      20  
Zoning                Zone 51

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