

\$654,900 - 17444 2 Street, Edmonton

MLS® #E4466056

\$654,900

3 Bedroom, 2.50 Bathroom, 2,340 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

SOPHISTICATED UPGRADES | WALKOUT BASEMENT WITH POND VIEW | PIE LOT | CUL-DE-SAC. Homes By Avi welcomes you to picturesque Marquis West with this exceptional 2 storey with room for every family member to live comfortably. Stunning details throughout this 3 bedroom (all w/WICâ€™s), 2.5 bathroom home showcasing desired dreamy neutral palette & black hardware package. 2340 SQ FT above grade boasting vinyl plank flooring, plush carpet, finished stairs to basement, electric f/p & oversized windows in GREAT ROOM, plus chefâ€™s kitchen w/42" upper cabinets, chimney hood fan, gas rough-in & robust appliance allowance. Upstairs, the king-sized primary retreat offers a 5-piece ensuite w/soaker tub, dual sinks & walk-in shower. Two add'l bedrooms, add'l bath (w/dual vanities), laundry room & cozy family room (w/conduit for future wiring) complete the upper level. Full 24â€™ wide back deck offers great entertaining space for all seasons. Double attached garage & prime location close to schools, shopping & parks. MUST SEE!

Built in 2025

Essential Information

MLS® # E4466056

Price \$654,900



Lease Rate	\$6
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,340
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17444 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Horse Hill School
Middle	John D. Bracco School
High	M.E LaZerte School

Additional Information

Date Listed	November 18th, 2025
Zoning	Zone 51

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