\$525,000 - 17415 3 Street, Edmonton

MLS® #E4424220

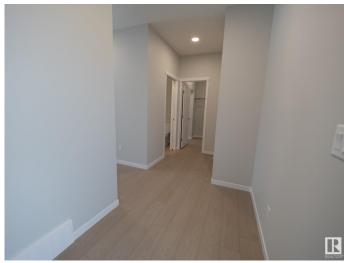
\$525,000

3 Bedroom, 2.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to your new Coventry Home with a SEPARATE ENTRANCEâ€"a beautifully designed space that blends elegance with functionality. With 9' ceilings on both the main floor and basement, the home feels open and inviting from the moment you arrive. The kitchen is a chef's dream, featuring a tile backsplash, stainless steel appliances, quartz countertops, gorgeous cabinetry, and a walkthrough pantry for added convenience. At the rear of the home, the great room and dining nook provide a peaceful retreat for both relaxation and entertainment. A mudroom and half bath complete the main floor. Upstairs, an iron spindle railing leads to the luxurious primary suite, which boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bathroom, a versatile bonus room, and upstairs laundry add to the home's thoughtful design. Every Coventry Home is backed by the Alberta New Home Warranty Program for lasting peace of mind. Some photos have been virtually staged.







Built in 2024

Essential Information

| MLS® # | E4424220 |
|----------|-----------|
| Price | \$525,000 |
| Bedrooms | 3 |

| Bathrooms | 2.50 |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,776 |
| Acres | 0.00 |
| Year Built | 2024 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 17415 3 Street |
|-------------|----------------|
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4G7 |

Amenities

| Amenities | Carbon Monoxide | Detectors, C | eiling 9 ft., | Detectors | Smoke, |
|-----------|---------------------|-----------------|---------------|------------|----------|
| | Smart/Program. Th | ermostat, Vinyl | l Windows, | HRV System | n, 9 ft. |
| | Basement Ceiling | | | | |
| Parking | Double Garage Attac | ched | | | |

Interior

| Interior Features | ensuite bathroom | | | | |
|-------------------|--|------|------|-----------------|---------------|
| Appliances | Dishwasher-Built-In, Stove-Electric | Hood | Fan, | Oven-Microwave, | Refrigerator, |
| Heating | Forced Air-1, Natural G | Gas | | | |
| Stories | 2 | | | | |
| Has Basement | Yes | | | | |
| Basement | Full, Unfinished | | | | |

Exterior

| Exterior | Wood, Stone, Vinyl |
|-------------------|---|
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation |
| Roof | Asphalt Shingles |

| Construction | Wood, Stone, Vinyl |
|--------------|--------------------|
| Foundation | Concrete Perimeter |

Additional Information

Date ListedMarch 6th, 2025Days on Market103ZoningZone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 2:47am MDT