

## \$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 |
| Days on Market | 1                   |
| Zoning         | Zone 51             |

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Listing information last updated on November 19th, 2025 at 12:47pm MST