

# \$550,000 - 17448 2 Street, Edmonton

MLS® #E4460173

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,753 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis in Edmonton! Built by Coventry Homes, this single-family home blends style, comfort, and functionality in a prime cul-de-sac location. Set on a walkout lot backing onto a pond, it includes a 10â€™x10â€™ deck to take in the views. The open-concept main floor is complemented by a front attached garage and a side entrance, perfect for adding a future legal basement suite. Upstairs, enjoy 3 bedrooms, a spacious primary retreat, a central bonus room, and a second-floor laundry room for added convenience. With trails, parks, and nature at your doorstep, Marquis is a vibrant new community to call home.

Built in 2024

## Essential Information

MLS® #	E4460173
Price	\$550,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17448 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 1st, 2025
Zoning	Zone 51

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