

\$769,000 - 17115 3 Street, Edmonton

MLS® #E4431803

\$769,000

4 Bedroom, 4.00 Bathroom, 2,602 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

This beautiful home by Lyonsdale Homes, located in the sought-after Marquis community, offers an oversized triple garage with private basement access. With over 2,600 sq. ft. of living space, it features 4 spacious bedrooms and 4 full bathrooms. The main floor showcases soaring ceilings that enhance the home’s grand, open feel, while the upper level continues the spacious vibe with 9-foot ceilings and 8-foot doors. The gourmet kitchen features Quartz countertops, a built-in oven, electric cooktop, and a generous dining area. A dedicated spice kitchen—accessed through the main kitchen—offers a gas range and extra prep space, perfect for keeping your main kitchen pristine. Upstairs, enjoy well-sized bedrooms, a Jack & Jill bath, upper-level laundry, and a cozy bonus room ideal for family time or entertaining. Located just steps from the showhome—this one is a must-see!

Built in 2024



Essential Information

MLS® #	E4431803
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	2,602
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17115 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G8

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Triple Garage Attached

Interior

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

Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
-------------	------------------

Days on Market 77

Zoning Zone 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 July 4th, 2025 at 6:17pm MDT