

## \$849,900 - 17108 2 Street, Edmonton

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MLS® #E4457855

**\$849,900**

3 Bedroom, 2.50 Bathroom, 2,625 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome home in the prestigious community of Marquis West. Our SAGE Model is a stunning brand-new residence 2,625 sq/ft of sheer luxury, combining modern elegance with functional design. Step inside to an open and airy layout that exudes sophistication. The chefs kitchen is a culinary masterpiece, featuring high-end finishes, premium appliances, and ample storage. The main floor den provides the perfect space for a home office or extra bedroom, complemented by a beautifully designed powder room. Upstairs, youâ€™ll find 3 generously sized bedrooms, including a lavish primary suite with a spa-like ensuite + a large walk-in closet. 2 additional bedrooms, another full bathroom, and a thoughtfully designed layout ensure comfort and convenience. separate entrance leads to the unfinished basement, offering endless possibilities to create a secondary suite, or a entertainment space. The triple garage provides ample parking and storage, while the prime location next to a walking path and park adds beautiful privacy

Built in 2025

### Essential Information

MLS® # E4457855

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,625                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17108 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G2        |

### Amenities

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

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stone, Vinyl                                                         |
| Exterior Features | Backs Onto Park/Trees, Cul-<br>Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Brick, Stone, Vinyl                                                         |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 15th, 2025  
Days on Market                6  
Zoning                              Zone 51

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