# \$489,900 - 17342 6a Street, Edmonton

MLS® #E4446337

#### \$489,900

4 Bedroom, 3.00 Bathroom, 1,619 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Introducing the Sapphireâ€"a jewel of a home offering 1615 sq ft of smart, functional living. With 9' ceilings on the main floor and durable Luxury Vinyl Plank flooring, style meets comfort at every turn. The kitchen features a flush island, Silgranite sink, quartz countertops, full-height tile backsplash, corner pantry, and over-the-range microwave. A front-facing bedroom and 3-piece bath with walk-in shower add convenience to the main level, while large windows and a rear garden door bring in natural light. Upstairs, enjoy a cozy bonus room, a primary suite with walk-in closet and 3-piece ensuite, two more bedrooms, a full bath, and laundry closet for a stackable washer/dryer. Pendant and recessed lighting elevate the ambiance. Additional highlights include a separate side entrance, black plumbing and lighting fixtures, and rough-in plumbing in the basementâ€"plus 9' ceilings on both main and basement levels.

Built in 2025

#### **Essential Information**

MLS® # E4446337 Price \$489,900

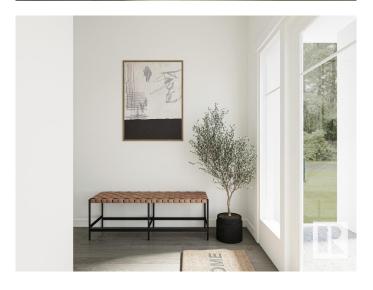
Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 1,619
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 17342 6a Street

Area Edmonton
Subdivision Marquis
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4E9

### **Amenities**

Amenities Bar, Detectors Smoke, No Animal Home, No Smoking Home,

Smart/Program. Thermostat, Television Connection, 9 ft. Basement

Ceiling

Parking Parking Pad Cement/Paved, Rear Drive Access

## Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, No Through Road, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 7th, 2025

Days on Market 47

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 August 23rd, 2025 at 9:02pm MDT