Courtesy Of Logan Patterson Of Logic Realty

$504,000 - 17227 3 Street, Edmonton

MLS® #E4457284

$504,000
3 Bedroom, 2.50 Bathroom, 1,587 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

RARE Jayman built layout with large vaulted ceilings on the main floor, plus 9 foot tall basement ceiling height included a 13 foot vaulted basement living room height (golf simulator potential)! Finished in December of 2023, this home has been well loved and upgraded including a fully fenced backyard with a HUGE deck, dog run, landscaping, double car garage, Central A/C, blinds throughout, and finally, a fully framed, basement layout with plumbing and electrical work already completed making for an easy basement development project! Other perks include quartz countertops, SOLAR PANELS, a high end furnace filtration system, HRV, and fully finished landscaping. At first glance new homes might feel 'turnkey' but most home builders will leave a lot of things up to you.. including some landscaping, fence, A GARAGE, A/C, a backyard deck, blinds, etc. this is the only house in Marquis that is actually TURN KEY! With zero immediate future expenses!

Built in 2023

Essential Information

MLS® #	E4457284
Price	$504,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17227 3 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 6G4

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Instant, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Solar Equipment
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance

	Landscape, No Through Road, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	56
Zoning	Zone 51

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