

# \$550,000 - 17415 3 Street, Edmonton

MLS® #E4424220

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,776 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to your new Coventry Home with a SEPARATE ENTRANCE—a beautifully designed space that blends elegance with functionality. With 9' ceilings on both the main floor and basement, the home feels open and inviting from the moment you arrive. The kitchen is a chef's dream, featuring a tile backsplash, stainless steel appliances, quartz countertops, gorgeous cabinetry, and a walkthrough pantry for added convenience. At the rear of the home, the great room and dining nook provide a peaceful retreat for both relaxation and entertainment. A mudroom and half bath complete the main floor. Upstairs, an iron spindle railing leads to the luxurious primary suite, which boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a full bathroom, a versatile bonus room, and upstairs laundry add to the home's thoughtful design. Every Coventry Home is backed by the Alberta New Home Warranty Program for lasting peace of mind. Some photos have been virtually staged.

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4424220  |
| Price    | \$550,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,776                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17415 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G7        |

### **Amenities**

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                  |

### **Interior**

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

### **Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                      |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 47  
Zoning Zone 51

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Listing information last updated on April 22nd, 2025 at 9:02am MDT