

# \$799,000 - 17120 2 Street, Edmonton

MLS® #E4438205

**\$799,000**

4 Bedroom, 4.00 Bathroom, 2,919 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Nestled in the desirable Marquis community, this stunning property built by Lyonsdale Homes boasts an expansive triple garage with private access to the basement. Offering more than 2,900 sq. ft. of beautifully designed living space, it includes 4 generously sized bedrooms and 4 full bathrooms. The main floor impresses with soaring ceilings that create an airy, luxurious atmosphere, while the second level continues this spacious feel with 9-foot ceilings and elegant 8-foot doors. The chef’s kitchen is a highlight, equipped with Quartz countertops, a built-in oven, an electric cooktop, and a large dining area. A separate spice kitchen, complete with a gas cooktop and extra prep space, keeps the main kitchen tidy and functional. Upstairs, you’ll find comfortable bedrooms, a convenient Jack & Jill bathroom, an upper-level laundry room, and a large bonus room perfect for relaxing or entertaining.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438205  |
| Price      | \$799,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,919                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17120 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, 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-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 23rd, 2025 |
|-------------|----------------|

Days on Market 55

Zoning Zone 51

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