

Courtesy Of Raj S Khosah Of Exp Realty

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

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, Curbside, 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 23

Zoning Zone 51

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Listing information last updated on October 8th, 2025 at 3:32pm MDT