

# \$575,000 - 17415 3 Street, Edmonton

MLS® #E4424220

**\$575,000**

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	\$575,000
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 28  
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 April 2nd, 2025 at 10:32pm MDT