

Courtesy Of Jeff D Jackson Of Bode

## \$519,900 - 17416 2 Street, Edmonton

MLS® #E4416180

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,994 sqft  
Single Family on 0.00 Acres

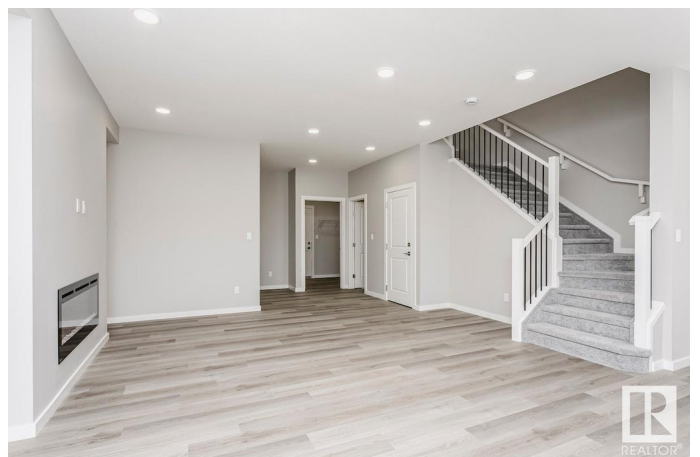
Marquis, Edmonton, AB

The Ruby P by Bedrock Homes is a stunning blend of modern design and family-friendly functionality. The main floor features an open-concept layout with 9â€™™ ceilings, seamlessly connecting the great room, complete with a sleek 50â€• linear fireplace, to the entertainerâ€™™s corner kitchen and dining area. The kitchen boasts quartz countertops, a large island & with a side entrance for potential future development. Upstairs, youâ€™™ll find three spacious bedrooms and a bonus room, with the primary suite offering a walk-through closet leading to the laundry room. Smart home technology, luxury vinyl plank flooring, and advanced stain-resistant carpet enhance the convenience and comfort of this thoughtfully designed home, located in the tranquil community of Marquis West, just minutes from Edmontonâ€™™s main ring road.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416180  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,994     |



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

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17416 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G6        |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | None                      |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone, Vinyl                                    |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Stone, Vinyl                                    |
| Foundation        | Concrete Perimeter, Wood                                  |

### **Additional Information**

Date Listed December 16th, 2024

Days on Market 122

Zoning Zone 51

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Listing information last updated on April 17th, 2025 at 9:02am MDT