# \$589,998 - 17329 6a Street, Edmonton

MLS® #E4416096

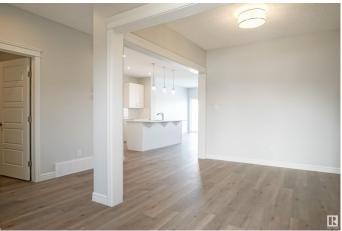
#### \$589,998

3 Bedroom, 2.50 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Columbia― built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Marquis offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'II find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. \*\*\* Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming summer of 2025 \*\*\*







Built in 2024

#### **Essential Information**

| MLS® #     | E4416096  |
|------------|-----------|
| Price      | \$589,998 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |

| Half Baths     | 1                      |
|----------------|------------------------|
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 17329 6a Street |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Marquis         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4E9         |

## Amenities

| Amenities | See Remarks            |
|-----------|------------------------|
| Parking   | Double Garage Attached |

## Interior

| Interior Features | ensuite bathroom                           |
|-------------------|--|
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

#### Exterior

| Exterior          | Wood, Stone, Vinyl  |
|-------------------|---|
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, |
|                   | Public Transportation, Schools, Shopping Nearby, See Remarks        |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

Date ListedDecember 13th, 2024Days on Market116

Zoning Zone 51

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Listing information last updated on April 8th, 2025 at 5:32am MDT