Courtesy Of Logan Patterson Of Logic Realty

# $520,000 - 17227 3 Street, Edmonton

MLS® #E4457284

**$520,000**
3 Bedroom, 2.50 Bathroom, 1,587 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

RARE Jayman built layout with large vaulted ceilings on the main floor, plus 9 foot tall basement ceiling height included a 13 foot vaulted basement living room height (golf simulator potential)! Finished in December of 2023, this home has been well loved and upgraded including a fully fenced backyard with a HUGE deck, dog run, landscaping, double car garage, Central A/C, blinds throughout, and finally, a fully framed, basement layout with plumbing and electrical work already completed making for an easy basement development project! Other perks include quartz countertops, SOLAR PANELS, a high end furnace filtration system, HRV, and fully finished landscaping. At first glance new homes might feel 'turnkey' but most home builders will leave a lot of things up to you.. including some landscaping, fence, A GARAGE, A/C, a backyard deck, blinds, etc. this is the only house in Marquis that is actually TURN KEY! With zero immediate future expenses!

Built in 2023

## Essential Information

| | |
|---|---|
| MLS® # | E4457284 |
| Price | $520,000 |
| Bedrooms | 3 |

| | |
|---|---|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,587 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

**Community Information**

| | |
|---|---|
| Address | 17227 3 Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 6G4 |

**Amenities**

| | |
|---|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Instant, Hot Water Tankless, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Solar Equipment |
| Parking | Double Garage Detached |

**Interior**

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

**Exterior**

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Low Maintenance |

| | |
|---|---|
| | Landscape, No Through Road, Private Setting |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | September 10th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 51 |

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Listing information last updated on September 18th, 2025 at 7:32am MDT