



Edmonton Alberta

\$549,900

Why wait for a new build when this better-priced 2-storey in sought-after Marquis is move-in ready NOW. Fully landscaped, appliances included & no construction delays! Priced below competing new builds, this 1,844 sq ft home offers 3 bedrooms, 3 full baths, a spacious bonus room & second floor laundry. The open-concept main floor features 9 ft ceilings, a gourmet kitchen with oversized island & built-in microwave, electric fireplace with stone facing & a den ideal for a home office. The primary retreat impresses with walk-in shower, soaker tub & double sinks. A clever pocket door in the third bedroom creates a private ensuite connection, a rare upgrade not found in standard builds! Both secondary bedrooms offer walk-in closets. Additional extras include LVP on stairs, side entrance & garage floor drain. Unfinished basement awaits your vision. Surrounded by parks, trails & river valley green space, Just minutes to the Henday & all amenities. Your yard is done. Your appliances are in. Your home is ready! (id:6769)

Living room 4.37 m X 3.8 m

Dining room 3.26 m X 2.74 m

Kitchen 3.55 m X 3.26 m

Den 3.79 m X 3.21 m

Primary Bedroom 4.08 m X 3.67 m

Bedroom 2 3.39 m X 2.92 m

Bedroom 3 3.58 m X 3.1 m

Bonus Room 4.36 m X 3.01 m

Laundry room 2.4 m X 1.85 m

Listing Presented By:



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RE/MAX Excellence

<http://www.robertsonrealestategroup.ca/>



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