



## Edmonton Alberta

\$525,000

Welcome to MARQUIS, Northeast Edmonton's newest Community! This practically brand-new home on a LARGE pie-shaped lot comes complete with a BRAND NEW TRIPLE GARAGE. Enjoy Quality Vinyl Plank throughout the main level, bright great room w/ large front window, and open dining area. Functional kitchen offers QUARTZ COUNTERTOPS, island w/flush eating ledge & Stylish cabinets w/soft-close. Pendant & recessed lighting plus an OTR microwave complete the space. 2pc bath at rear entry. Upstairs features a loft, laundry, bright primary w/walk-in closet & 3pc ensuite, plus 2 additional bedrooms & a full bath. Added features include 9ft ceilings on main & basement, SEPARATE ENTRANCE & R/I plumbing for possible FUTURE BASEMENT SUITE. Rear outdoor space offers spacious yard and massive deck! Marquis is the perfect neighborhood-designed for those who live an active lifestyle, yet prefer a peaceful space. Close to restaurants, stores, golf courses, parks, Manning Towne Centre & more w/quick access to the Henday. (id:6769)

Living room 4.48 m X 4.7 m  
Dining room 4.95 m X 3 m  
Kitchen 5.77 m X 3.66 m  
Family room 4.43 m X 3.27 m

Primary Bedroom 3.23 m X 4.27 m  
Bedroom 2 2.86 m X 3.42 m  
Bedroom 3 2.84 m X 3.42 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.