



# 17311 3 Street Edmonton AB

\$474,800

Homes By Avi welcomes you to Marquis West, a picturesque & serene new community in Northeast Edmonton. This charming, BRAND NEW, 2 storey home boasts quaint front porch, 3 bedrooms, 2.5 baths & convenient upper-level laundry room suitable for stacked washer/dryer. Open concept main level floor plan w/stunning design highlights welcoming foyer that transitions to front lounge. Impressive kitchen with stunning center island, appliance allowance, pantry, back mud room & 2pc bath. Private owners suite w/luxurious 4-pc ensuite & WIC. 2 spacious junior & 4 pc bath. Numerous upgrades throughout including, quartz countertops, electric F/P, upgraded lighting & fixtures, blinds, durable luxury vinyl plank flooring on main, plush carpet upper level, 9' main floor ceiling height, HRV system & programable thermostat. Separate side entrance for basement suite development, rear parking pad & fully landscaped. Ideal location with plenty of room for your growing family. Welcome Home!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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**RE/MAX ELITE**

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