



## 17407 3 Street Edmonton AB

\$575,000

Welcome to this stunning new Coventry Home in the vibrant Marquis community! From the moment you step inside, you'll appreciate the home's open, seamless flow, creating a welcoming atmosphere throughout. The spacious, U-shaped kitchen is a true centerpiece, featuring abundant counter space, ample storage, and a premium five-piece stainless steel appliance package. Upstairs, you'll find two generously sized bedrooms, a convenient laundry room, a front-facing bonus room, and a luxurious primary suite with a five-piece ensuite for ultimate comfort. The unfinished basement, with its 9-foot ceilings and separate side entrance, offers flexibility to design a functional space or create a legal basement suite. This Marquis gem is designed for comfort, functionality, and future possibilities.

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

alyssa@rivervalleyrealty.ca  
<https://www.rivervalleyrealty.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca