

# \$519,900 - 17416 2 Street, Edmonton

MLS® #E4416180

## \$519,900

3 Bedroom, 2.50 Bathroom, 1,994 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Ruby P by Bedrock Homes is a stunning blend of modern design and family-friendly functionality. The main floor features an open-concept layout with 9â€™™ ceilings, seamlessly connecting the great room, complete with a sleek 50â€• linear fireplace, to the entertainerâ€™™s corner kitchen and dining area. The kitchen boasts quartz countertops, a large island & with a side entrance for potential future development. Upstairs, youâ€™™ll find three spacious bedrooms and a bonus room, with the primary suite offering a walk-through closet leading to the laundry room. Smart home technology, luxury vinyl plank flooring, and advanced stain-resistant carpet enhance the convenience and comfort of this thoughtfully designed home, located in the tranquil community of Marquis West, just minutes from Edmontonâ€™™s main ring road.

Built in 2024

### Essential Information

MLS® #	E4416180
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,994



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17416 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G6

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stone, Vinyl
Foundation	Concrete Perimeter, Wood

### **Additional Information**

Date Listed December 16th, 2024

Days on Market 122

Zoning Zone 51

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