

# \$569,900 - 17363 3 Street, Edmonton

MLS® #E4416338

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,897 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Wexford I provides space for family dinners or birthday parties and everything in between. An open-concept layout ensures your families space flows seamlessly. The upper floor has a large bonus room providing an additional space to meet to watch cartoons, set up an exercise space, or cozy up for movie night. Two bedrooms complete the upstairs along with a large primary suite to relax and unwind. Additional features in this home a side entry for future basement suite development, tiled shower and quartz countertops. This home is now move in ready!

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4416338               |
| Price          | \$569,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,897                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 17363 3 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4E7        |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 86                  |
| Zoning         | Zone 51             |

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Listing information last updated on March 14th, 2025 at 1:32am MDT