

## \$599,997 - 17407 7 Street, Edmonton

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MLS® #E4415041

**\$599,997**

4 Bedroom, 2.50 Bathroom, 2,242 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

TREE BACKING!!! Welcome to the  
â€œMackenzieâ€• built by the award winning  
Pacesetter homes and is located on a quiet  
street in the heart of North east Edmonton in  
the all new community of Marquis. This unique  
property in Marquis offers nearly 2300 sq ft of  
living space. The main floor features a large  
front entrance which has a large flex room next  
to it which can be used a bedroom/ office or  
even a second living room if needed which is  
located next to a 3 piece bath, as well as an  
open kitchen with quartz counters, and a large  
corner pantry that is open to the large great  
room. Large windows allow natural light to  
pour in throughout the house. Upstairs  
youâ€™ll find 4 bedrooms and a good sized  
bonus room. This is the perfect place to call  
home. Located on a larger lot and comes with  
a side separate entrance for future  
development. \*\*\* This home is under  
construction and the photos used are from the  
same home recently built so colors may vary ,  
to be completed in early 2025 \*\*\*



Built in 2024

### Essential Information

MLS® # E4415041

Price \$599,997

Bedrooms 4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,242                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17407 7 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        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      December 1st, 2024

Days on Market                136

Zoning                            Zone 51

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