

# \$1,025,000 - 17124 2 Street, Edmonton

MLS® #E4461581

**\$1,025,000**

4 Bedroom, 4.00 Bathroom, 2,696 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

The wait is over – our upgraded show home by Lyonsdale Homes in the sought-after Marquis community is now available! From the moment you step inside, this home impresses with elegant design, premium finishes, and exceptional craftsmanship. Soaring main-floor ceilings create an open, airy feel, showcasing just under 2,700 sq. ft. of thoughtfully designed living space. Quartz detailing around the fireplace adds a striking focal point, while the chef-inspired kitchen features Quartz countertops, a built-in oven, electric cooktop, and a spice kitchen with gas range. With 4 spacious bedrooms and 4 full bathrooms, including two master bedrooms – one with a stunning tiled feature wall – this home blends luxury and comfort. Air conditioning and all furniture are included, making it truly move-in ready. The oversized triple garage and side basement access provide flexibility, while durable Hardie Board siding and a fully landscaped yard add lasting appeal.



Built in 2023

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4461581    |
| Price     | \$1,025,000 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |

|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,696                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17124 2 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G5        |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, See Remarks |
| Parking   | Triple Garage Attached                            |

### Interior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                   |
| Appliances        | Air Conditioner-Window, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                                                   |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Hardie Board Siding                |
| Exterior Features | Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Hardie Board Siding                |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed           October 9th, 2025  
Days on Market     30  
Zoning                Zone 51

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