

## \$614,247 - 17336 7 Street, Edmonton

MLS® #E4444879

**\$614,247**

3 Bedroom, 2.50 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Chelsea" built by the award-winning builder Pacesetter homes located in the heart of the Marquis and just steps to the walking trails and parks and river valley. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings) , kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece bath and a main floor Den /Office Upstairs is the primary bedrooms retreat with a large walk in closet and a 5-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized central bonus room. Close to all amenities \*\*\* This home is under construction and the photos used are from a previous similar home, the colors and finishings may vary to be complete by December\*\*\*

Built in 2025

### Essential Information

MLS® # E4444879

Price \$614,247

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17336 7 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

### **Amenities**

Amenities	See Remarks
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	Airport Nearby, Backs Onto Park/Trees, 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                      June 26th, 2025  
Days on Market                16  
Zoning                              Zone 51

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