

# \$579,500 - 17324 7 Street, Edmonton

MLS® #E4446191

**\$579,500**

3 Bedroom, 2.50 Bathroom, 2,144 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Experience serene living in Marquis, Edmonton with The Nysa by Coventry Homes—a beautifully designed 2,145 sq. ft., west-backing home. This thoughtfully crafted layout begins with a bright main floor office, perfect for both productivity and comfort. The open-concept design flows into a stylish kitchen featuring quartz countertops, stainless steel appliances, and generous space for entertaining. A side entrance offers added flexibility—perfect for a future legal basement suite. Upstairs, you'll find a versatile bonus room, two well-sized bedrooms, a spacious primary suite with a five-piece ensuite, and a conveniently located laundry room. Located in a growing community with access to schools, childcare, shopping, dining, and major roadways, this home blends style, comfort, and convenience. Discover the charm of life in Marquis.

Built in 2024

## Essential Information

MLS® #	E4446191
Price	\$579,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,144
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17324 7 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

### Amenities

Amenities	Ceiling 9 ft., Hot Water Electric, No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025

Days on Market                54

Zoning                            Zone 51

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