

## \$598,497 - 17336 7 Street, Edmonton

MLS® #E4444879

**\$598,497**

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\*\*\*

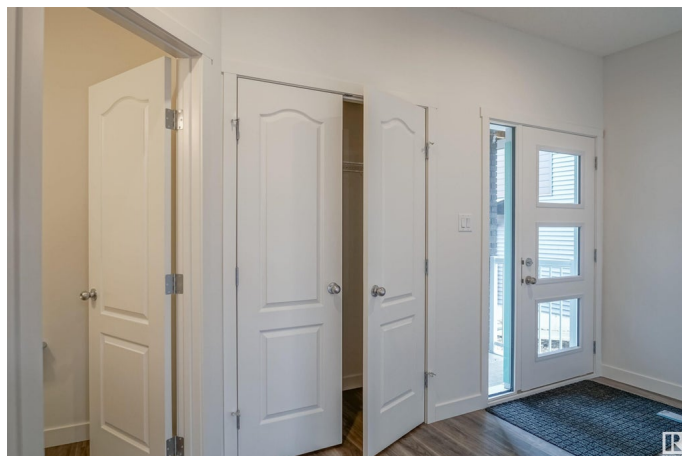
Built in 2025

### Essential Information

MLS® # E4444879

Price \$598,497

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                84

Zoning                            Zone 51

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Listing information last updated on September 18th, 2025 at 11:47am MDT