

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

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 "Mackenzie" 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 you™ 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 \*\*\*

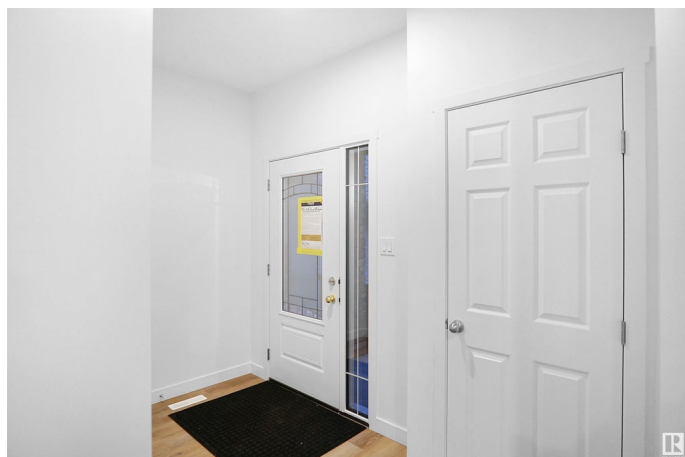
Built in 2024

## 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 125

Zoning Zone 51

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Listing information last updated on April 5th, 2025 at 7:47am MDT