

Courtesy Of David C St. Jean Of Exp Realty

## \$549,250 - 17332 6 Street, Edmonton

MLS® #E4443641

**\$549,250**

4 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Affinity model blends craftsmanship and comfort for today's family. It offers an extra-wide double attached garage, 9-ft ceilings on main and basement levels, a separate side entrance, and vinyl plank flooring. Off the welcoming foyer is a full 3-piece bath with walk-in shower and a main-floor bedroom—ideal for guests or multigenerational living. The open-concept kitchen, nook, and great room invite gathering, with large windows and patio doors to the backyard. The kitchen features a peninsula island with eating ledge, Silgranit undermount sink, chimney hood fan, built-in microwave, full-height tile backsplash, soft-close cabinets, and a corner pantry. Upstairs, the primary suite includes a 4-piece ensuite with double sinks and tub/shower combo plus a walk-in closet. A bonus room, laundry, main 3-piece bath, and two more bedrooms with ample closets complete the level. Black plumbing and lighting fixtures, basement rough-ins, and the upgraded Sterling Signature Specification are included for big value.

Built in 2025

### Essential Information

MLS® # E4443641

Price \$549,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17332 6 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4G1        |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                    |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom                    |
| Appliances        | Garage Control, Garage Opener, None |
| Heating           | Forced Air-1, Natural Gas           |
| Fireplace         | Yes                                 |
| Fireplaces        | Tile Surround                       |
| Stories           | 2                                   |
| Has Basement      | Yes                                 |
| Basement          | Full, Unfinished                    |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 51         |

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Listing information last updated on August 19th, 2025 at 9:17pm MDT