

URL-Virtual Tour URL-Brochure

Edmonton 17335 7 ST NE

Listing ID #

Marquis LP:

T5Y 4E7

\$624,900

SP:

ACTIVE

Building Type Detached Single Family

E4457501

Style 2 Storev **Sold Date Year Built** 2024 **Bedrooms Above** 5 **Full Baths** 3 **Bedrooms Total**

Half Baths 0 Full **Basement Total Baths** 3.0 Unfinished **Basement Dev Tot Fir AG SqFt** 2,136.33 198.47 Tot Fir AG SqM

BACKING ONTO THE TREES!!! Are you looking for a home that is like new, is ready to go right now, has several upgrades, already has appliances, and is in a prime location? HERE IT IS! This stunning home in Marquis has space for the whole family with 5 BEDROOMS AND 3 BATHROOMS - not something commonly found at this price. This home is in an incredible spot with the focus being enjoying the nature behind it. Not only do you have amazing views of the trees out your windows, but it truly feels secluded and private. Inside the home you'll notice the long list of upgrades including: quartz counters w/ a high end sink, upgraded black hardware & fixtures throughout, wide plank vinyl flooring, over 6k in blinds (some remote controlled), and more! The layout is fantastic featuring a side entrance, a walk through pantry, stunning kitchen, and AN OPEN TO BELOW AREA that will take your breath away. The primary suite upstairs is an oasis with a feature wall & awesome ensuite bath. This one is a true show stopper!

Directions

Living Room	4.33 x 3.66	М	Bedroom 3	2.67 x 3.62	U	Bath#	#pcs	<u>Lvl</u>	<u>Ens</u>	<u>Level</u>	<u>SqM</u>	<u>SF</u>
Dining Room	2.55 x 2.74	Μ	Bedroom 4	2.66 x 3.90	U	1	5	U	Yes	Main		
Kitchen	4.52 x4.79	Μ	Bedroom	2.64 x 3.01	Μ	2	4	U	No	Upper		
Family Room	4.12 x 3.87	U				3	3	Μ	No	Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.75 x 3.79	U				6				Tot Flr AG	198.47	2,136.33
Bedroom 2	2.69 x 3.82	U				7				# Finished	2	

Heat Source	Natural Gas	Construction	Wood Frame	!	
Heat Type	Forced Air-1	Basement	Full /	Unfinished	
Foundation	Concrete	Separate Ent	Yes		
Roof Type	Asphalt Shingles	2nd Suite	No	Permit By Seller	
Exterior	Brick, Vinyl	Garage Suite		Permit	
Flooring	Carpet, Vinyl Plank	Garden Suite		Permit	
Features	No Smoking Home	Lot Shape	Rectangular	Front Expsure	East
		Lot Size SqM	364.52	F x D (m)	Х
		Zoning			
		Tax Amount	\$1,337.85	/ 2024	
		Conform Type			
		Conform Year			
Goods Incl	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	Goods Excl			

Warranty

Fireplace

FP Fuel Electric Site Features Backs Onto Park/Trees, Golf Nearby, Playground Nearby Insert **FP Type**

> HOA Y/N Nο **HOA Fee/Schd HOA Fee Incls**

Yes

Parking Double Garage Attached

Road Access Paved		Park Encl/Tot 2 / G	Garage Dim	
Condo Name		Floor Location	Floor#	
Condo Fee	Fee Schedule	#Floors in Build	Elevator	
Fee Includes		Balcony/Terrace	Min Age	
		Titled Storage		
		Parking Type		
		Unit Exposure		