

**\$459,900 - 17240 2 Street, Edmonton**

MLS® #E4429503

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,495 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Marvelous Marquis location for this stunning Jayman BUILT 'Erica' model 2 storey. Jayman's Core Performance features with triple pane windows, SOLAR, tankless hot water system, SMART HOME technology, high efficiency furnace and HRV - check out the energy savings you can have! Gorgeous main floor with luxury vinyl plank flooring; open great room design center kitchen featuring included stainless steel appliances, pantry, island & quartz counter tops. A convenient half bath for your guests is on this level. The second floor offers a large owners suite with walk-in closet and full ensuite; two more bedrooms and a second full bath. There is also a stacking laundry closet and a double sized linen closet on this level. Includes front landscaping and a double powered parking pad PLUS there is a side entrance!

Built in 2025

**Essential Information**

MLS® #	E4429503
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,495



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17240 2 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G5

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
Days on Market	88

## Zoning

## Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 12:32am MDT