

# \$579,500 - 17324 7 Street, Edmonton

MLS® #E4446191

## \$579,500

3 Bedroom, 2.50 Bathroom, 2,144 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Experience serene living in Marquis, Edmonton with The Nysa by Coventry Homes—a beautifully designed 2,145 sq. ft., west-backing home. This thoughtfully crafted layout begins with a bright main floor office, perfect for both productivity and comfort. The open-concept design flows into a stylish kitchen featuring quartz countertops, stainless steel appliances, and generous space for entertaining. A side entrance offers added flexibility—perfect for a future legal basement suite. Upstairs, you'll find a versatile bonus room, two well-sized bedrooms, a spacious primary suite with a five-piece ensuite, and a conveniently located laundry room. Located in a growing community with access to schools, childcare, shopping, dining, and major roadways, this home blends style, comfort, and convenience. Discover the charm of life in Marquis.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446191  |
| Price      | \$579,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,144                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17324 7 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4E8        |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Electric, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached, Insulated                                              |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher - Energy Star, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Remote Control, Wall Mount                                                                                      |
| Stories           | 2                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 6th, 2025

Days on Market                64

Zoning                              Zone 51

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Listing information last updated on September 8th, 2025 at 2:18pm MDT