Courtesy Of David C St. Jean Of Exp Realty

$474,250 - 17314 6a Street, Edmonton

MLS® #E4443650

$474,250
4 Bedroom, 3.00 Bathroom, 1,619 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Introducing the Sapphireâ€”a 1,615 sq ft home designed for modern living. Enjoy 9' ceilings on the main and basement levels and luxury vinyl plank flooring throughout the main floor. The stylish kitchen includes a quartz island with eating ledge, Silgranit undermount sink, over-the-range microwave, full-height tile backsplash, and a spacious corner pantry. A main floor bedroom and 3-piece bath with walk-in shower add flexibility. Natural light fills the open-concept living and dining areas, with large windows and a garden door to the backyard. Upstairs, a central bonus room separates the bright primary suiteâ€”with walk-in closet and 3-piece ensuite with tub/showerâ€”from two additional bedrooms. A main 3-piece bath and laundry closet for a stackable washer/dryer complete the upper floor. Black plumbing and lighting fixtures, SLD recessed and pendant lighting, separate side entrance, 9' basement ceilings, and basement rough-ins are all included in this beautifully functional design.

Built in 2025

Essential Information

MLS® #	E4443650
Price	$474,250
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,619
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17314 6a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, 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	57
Zoning	Zone 51

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