

\$589,998 - 17329 6a Street, Edmonton

MLS® #E4416096

\$589,998

3 Bedroom, 2.50 Bathroom, 2,153 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the “Columbia” built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Marquis offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you’ll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. *** Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming summer of 2025 ***

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | E4416096 |
| Price | \$589,998 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,153 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 17329 6a Street |
| Area | Edmonton |
| Subdivision | Marquis |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4E9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed December 13th, 2024

Days on Market 125

Zoning Zone 51

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Listing information last updated on April 17th, 2025 at 4:02pm MDT