

## \$499,250 - 17310 6a Street, Edmonton

MLS® #E4443648

**\$499,250**

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

The Spirit is ideal for first-time buyers or investors, offering smart design and great use of space. Situated on a pie lot, it features 9' ceilings on the main and basement floors and luxury vinyl plank throughout the main level. The foyer with a large coat closet opens to a bright great room and nook with large front windows. At the rear, the L-shaped kitchen includes quartz countertops, a Silgranit sink, island with eating ledge, over-the-range microwave, and soft-close Thermofoil cabinets. Rear windows overlook the spacious backyard. A walk-through mudroom and private rear entry provide basement access, while a tucked-away half bath sits near the stairs. Upstairs offers a bonus room, a primary suite with walk-in closet and 4-piece ensuite with double sinks and stand-up shower, two additional bedrooms with ample closets, a 3-piece bath, and laundry. Includes brushed nickel fixtures, basement rough-ins, a parking pad with optional double garage, and side windows in the nook and bonus room.

Built in 2025

### Essential Information

MLS® # E4443648

Price \$499,250

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17310 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 | 88              |
| Zoning         | Zone 51         |

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