

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

\$614,247 - 17506 5a Street, Edmonton

MLS® #E4444861

\$614,247

3 Bedroom, 2.50 Bathroom, 1,955 sqft
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the all new "Nolan" built by the award-winning builder Pacesetter homes and is located in the heart of North East Edmonton's newest communities of Marquis. Marquis is located just steps from the river valley . The Nolan model is 1955 square feet and has a stunning floorplan with plenty of open space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, making way for a spacious bonus room area, upstairs laundry, and an open to above staircase. The kitchen has an L-shaped design that includes a large island which is next to a sizeable nook and great room with a main floor Den /flex room. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also ha a side separate entrance and two large windows perfect for a future income suite. This home also comes with a rear double attached garage with back alley acces
*** Home is under construction and will be complete by December of this year****



Built in 2025

Essential Information

MLS® #	E4444861
Price	\$614,247
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17506 5a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G1

Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 26th, 2025

Days on Market 11

Zoning Zone 51

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Listing information last updated on July 7th, 2025 at 8:02pm MDT