

## \$573,884 - 17632 4 Street, Edmonton

MLS® #E4444863

**\$573,884**

3 Bedroom, 2.50 Bathroom, 1,582 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the "Sampson" built by the award-winning builder Pacesetter homes and is located in the heart of Marquis and just steps to the neighborhood park and River valley. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room and a den. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. This home also has a side separate entrance perfect for future development. Close to all amenities and easy access to the Henday. \*\*\* This home is under construction and the photos used are from the same exact built home but colors may vary, slated to be complete this February \*\*\*

Built in 2025

### Essential Information

MLS® #	E4444863
Price	\$573,884
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,582
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17632 4 Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G2

### 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	Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                60  
Zoning                              Zone 51

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Listing information last updated on August 25th, 2025 at 6:17am MDT