

**\$489,900 - 17342 6a Street, Edmonton**

MLS® #E4446337

**\$489,900**

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

Marquis, Edmonton, AB

Introducing the Sapphire—a jewel of a home offering 1615 sq ft of smart, functional living. With 9' ceilings on the main floor and durable Luxury Vinyl Plank flooring, style meets comfort at every turn. The kitchen features a flush island, Silgranite sink, quartz countertops, full-height tile backsplash, corner pantry, and over-the-range microwave. A front-facing bedroom and 3-piece bath with walk-in shower add convenience to the main level, while large windows and a rear garden door bring in natural light. Upstairs, enjoy a cozy bonus room, a primary suite with walk-in closet and 3-piece ensuite, two more bedrooms, a full bath, and laundry closet for a stackable washer/dryer. Pendant and recessed lighting elevate the ambiance. Additional highlights include a separate side entrance, black plumbing and lighting fixtures, and rough-in plumbing in the basement—plus 9' ceilings on both main and basement levels.

Built in 2025

**Essential Information**

MLS® #	E4446337
Price	\$489,900
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	17342 6a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E9

### Amenities

Amenities	Bar, 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 July 7th, 2025

Days on Market 22

Zoning Zone 51

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