

## \$474,250 - 17314 6a Street, Edmonton

MLS® #E4443650

**\$474,250**

4 Bedroom, 3.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Introducing the Sapphire—a 1,615 sq ft home designed for modern living. Enjoy 9' ceilings on the main and basement levels and luxury vinyl plank flooring throughout the main floor. The stylish kitchen includes a quartz island with eating ledge, Silgranit undermount sink, over-the-range microwave, full-height tile backsplash, and a spacious corner pantry. A main floor bedroom and 3-piece bath with walk-in shower add flexibility. Natural light fills the open-concept living and dining areas, with large windows and a garden door to the backyard. Upstairs, a central bonus room separates the bright primary suite—with walk-in closet and 3-piece ensuite with tub/shower—from two additional bedrooms. A main 3-piece bath and laundry closet for a stackable washer/dryer complete the upper floor. Black plumbing and lighting fixtures, SLD recessed and pendant lighting, separate side entrance, 9' basement ceilings, and basement rough-ins are all included in this beautifully functional design.

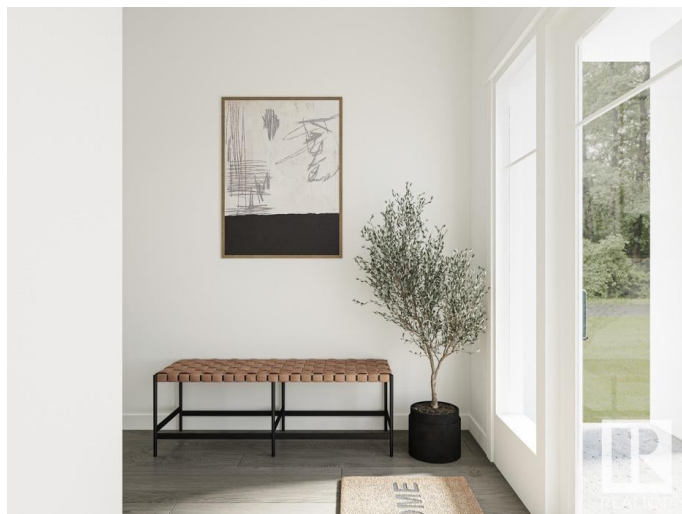
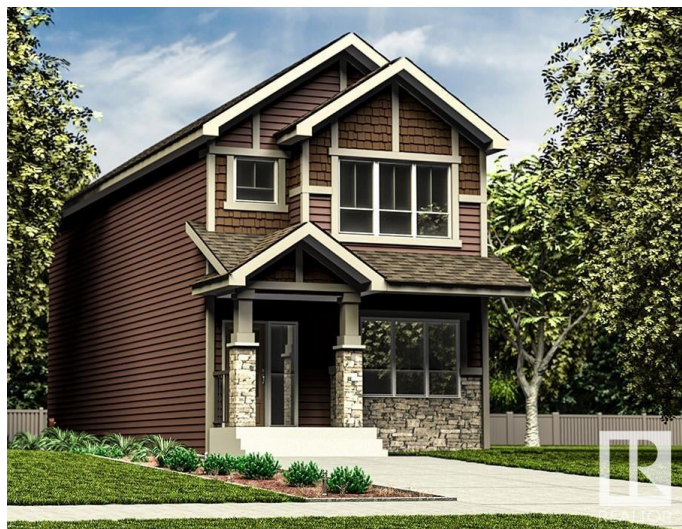
Built in 2025

### Essential Information

MLS® # E4443650

Price \$474,250

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     | 17314 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                58  
Zoning                              Zone 51

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