

\$527,900 - 17310 6a Street, Edmonton

MLS® #E4443648

\$527,900

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.

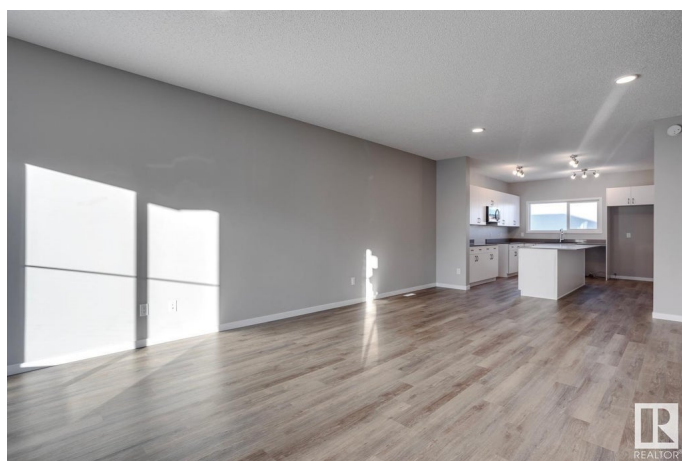
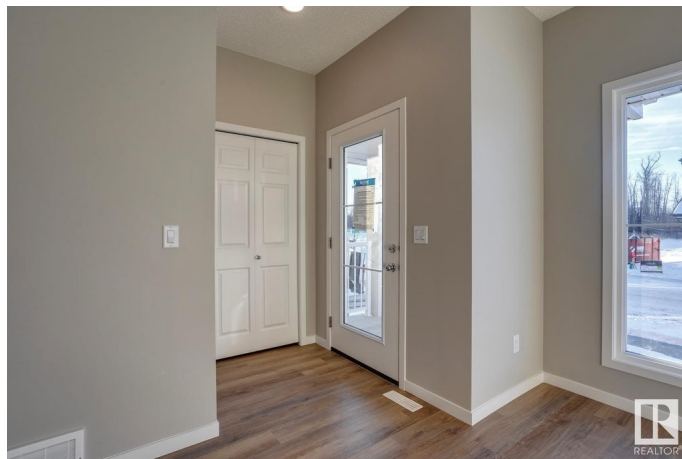
Built in 2025

Essential Information

MLS® # E4443648

Price \$527,900

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 | 2 |
| Zoning | Zone 51 |

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Listing information last updated on June 22nd, 2025 at 4:32am MDT