

## \$495,250 - 17306 6a Street, Edmonton

MLS® #E4443645

**\$495,250**

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

Marquis, Edmonton, AB

Discover The Sylvan—crafted with elegance and function, nestled on a large pie lot. Luxury vinyl plank flooring flows through the main floor, starting with a spacious foyer and walk-in coat closet. The bright great room leads to a kitchen with quartz countertops, an island with eating ledge, Silgranit undermount sink, over-the-range microwave, soft-close Thermofoil cabinets, and a tucked-away pantry. At the rear, the sunlit nook offers backyard views, with a garden door to the outdoor space. A main floor bedroom and full 3-piece bath add convenience. The included parking pad can be upgraded to a double detached garage. Upstairs, enjoy a bright primary suite with walk-in closet and 3-piece ensuite with tub/shower combo. Two more bedrooms with ample closets, a full bath, and laundry closet complete the upper level. Extra side windows in the nook and bonus room, brushed nickel fixtures, 9' ceilings on the main and basement, separate side entrance, and basement rough-ins are all included.

Built in 2025

### Essential Information

MLS® # E4443645

Price \$495,250

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17306 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, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                77  
Zoning                              Zone 51

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