

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$524,997 - 17518 5a Street, Edmonton

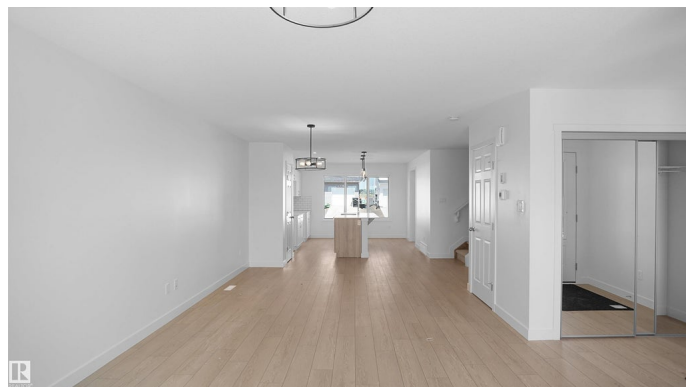
MLS® #E4452620

**\$524,997**

3 Bedroom, 2.50 Bathroom, 1,955 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

Welcome to the all new "Nolan" built by the award-winning builder Pacesetter homes and is located in the heart of North East Edmonton's newest communities of Marquis. Marquis is located just steps from the river valley . The Nolan model is 1955 square feet and has a stunning floorplan with plenty of open space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, making way for a spacious bonus room area, upstairs laundry, and an open to above staircase. The kitchen has an L-shaped design that includes a large island which is next to a sizeable nook and great room with a main floor Den /flex room. Close to all amenities and easy access to the Anthony Henday and Manning Drive. This home also ha a side separate entrance and two large windows perfect for a future income suite. This home also comes with a rear double attached garage with back alley acces  
\*\*\* Home is under construction and will be complete by December of this year\*\*\*\*



Built in 2025

### Essential Information

MLS® #	E4452620
Price	\$524,997
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,955
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17518 5a Street
Area	Edmonton
Subdivision	Marquis
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E8

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 12th, 2025

Days on Market      84

Zoning                 Zone 51

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Listing information last updated on November 4th, 2025 at 10:02am MST