

## \$449,250 - 17306 6a Street, Edmonton

MLS® #E4443645

**\$449,250**

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 \$449,250

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                124  
Zoning                              Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 22nd, 2025 at 3:17pm MDT