

# \$249,998 - 37 17319 5 Street, Edmonton

MLS® #E4463487

## \$249,998

2 Bedroom, 1.50 Bathroom, 740 sqft  
Condo / Townhouse on 0.00 Acres

Marquis, Edmonton, AB

Welcome to Marquis Meadows! This brand new townhouse unit the “Quinn” Built by StreetSide Developments and is located in one of North East Edmonton's newest premier communities of Marquis. With almost 750 square Feet, it comes with full landscaping and a parking stall, this opportunity is perfect for a young family or young couple. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinet and a tile back splash. The upper level has 2 bedrooms and a full bathroom. This town home also comes with a unfinished basement perfect for a future development. \*\*\*Home is under construction and the photos are of an artist rendering and finishing's may vary, will be complete in early 2026 \*\*\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463487  |
| Price          | \$249,998 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 740       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2025              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 37 17319 5 Street |
| Area        | Edmonton          |
| Subdivision | Marquis           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Y 4G2           |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 51            |

Condo Fee                    \$107

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Listing information last updated on October 31st, 2025 at 11:32am MDT