Victoria 24

in Marquis Ravine



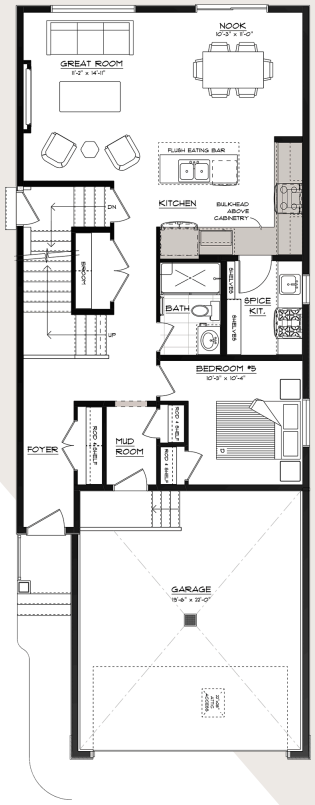
17110 - 2 Street NE

2,203 SQFT • 5 Bedrooms • 4 Bathrooms

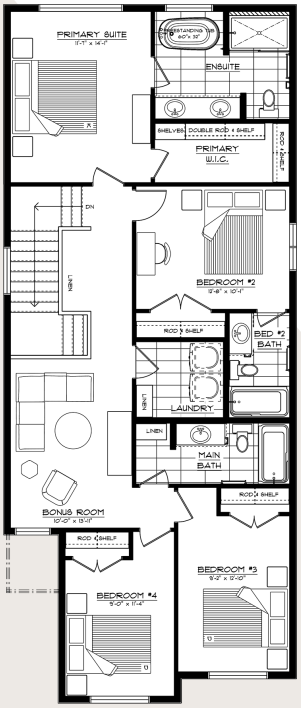
KEY FEATURES

- Prairie front elevation with a hip main roof, vinyl board and batten accents, and a designer paint grade garage door with clear glass
- Front foyer with its own coat closet, and a mudroom off the double attached garage with built-in rod and shelf storage
- Spice kitchen behind a French door with a second sink, chimney style range hood, and gas range location
- Kitchen island with a flush eating bar, a walk-in pantry alongside the spice kitchen, and a dining nook overlooking the rear yard
- Great room anchored by a 60" electric fireplace with a patio door to the back yard
- Added picture window on the stairwell, carrying daylight into the centre of the home
- Main floor bedroom converted from the plan's den, with a full bathroom beside it, ideal for guests or multi-generational living
- Exterior side entrance to the basement stairwell, for added flexibility and future potential
- Primary ensuite with a freestanding tub, a double vanity, and a tiled shower with a full-width tiled shampoo ledge, walking through to the primary closet
- Junior ensuite on the second bedroom, with a main bath serving bedrooms three and four
- Bonus room at the front of the second floor with upper floor laundry and linen storage nearby
- 9' foundation walls in the basement, a three-piece bathroom rough-in, and a 200-amp electrical panel

MAIN FLOOR



SECOND FLOOR



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