\$789,900 - 17047 45 Street, Edmonton

MLS® #E4430633

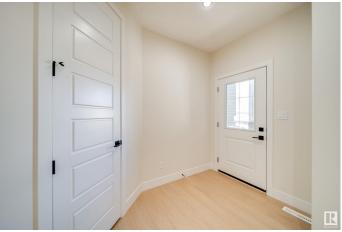
\$789,900

5 Bedroom, 4.00 Bathroom, 2,519 sqft Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Discover elevated living in this magnificent 5 BEDROOM home in sought-after Cy Becker. Impressive 9' CEILINGS on every floor create an expansive, airy atmosphere throughout this thoughtfully designed home. The main floor showcases premium LUXURY VINYL PLANK flooring, creating a seamless flow between living spaces. Upstairs, plush carpeting provides comfort in all bedrooms, including 2 **PRIMARY SUITES with ENSUITE bathrooms** and spacious WALK-IN CLOSETS. Ceramic-tiled bathrooms feature modern fixtures. A spacious bonus room offers endless possibilities for entertainment or relaxation. The WALKOUT BASEMENT with 9' ceilings provides direct access to your backyard oasis, backing onto a serene WALKING TRAILâ€"perfect for outdoor enthusiasts. The TRIPLE CAR GARAGE offers abundant storage. Located in family-friendly Cy Becker, enjoy proximity to schools, parks, and amenities. This exceptional property combines luxury finishes, practical design, and a desirable location to create the ultimate modern living experience







Built in 2025

Essential Information

| MLS® # | E4430633 |
|--------|-----------|
| Price | \$789,900 |

| Bedrooms | 5 |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,519 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 17047 45 Street |
|-------------|-----------------|
| Area | Edmonton |
| Subdivision | Cy Becker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4C9 |

Amenities

| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, |
|-----------|--|
| | Deck, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. |
| | Basement Ceiling |
| Dorling | Triple Carage Attached |

Parking Triple Garage Attached

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 | Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| Construction | Wood, Stone, Vinyl |
|--------------|--------------------|
| Foundation | Concrete Perimeter |

Additional Information

Date ListedApril 11th, 2025Days on Market4ZoningZone 03

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Listing information last updated on April 15th, 2025 at 12:32pm MDT