# \$789,900 - 17047 45 Street, Edmonton

MLS® #E4430633

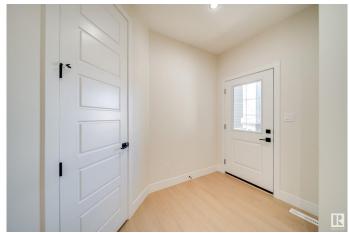
#### \$789,900

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

Type 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** 

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 Listed April 11th, 2025

Days on Market 16

Zoning Zone 03

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 April 27th, 2025 at 1:17pm MDT