\$789,900 - 17047 45 Street, Edmonton

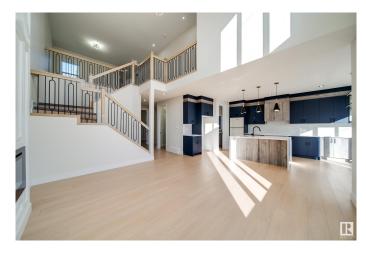
MLS® #E4430633

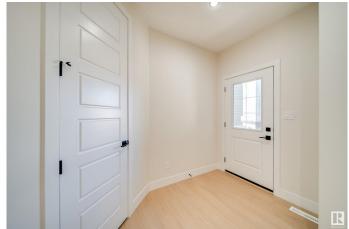
\$789,900

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 102

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 July 22nd, 2025 at 6:17pm MDT