

## \$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 TRAIL—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	115
Zoning	Zone 03

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