

\$619,000 - 17024 45 St, Edmonton

MLS® #E4429251

\$619,000

4 Bedroom, 3.50 Bathroom, 1,677 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

*****SEPARATE ENTRANCE to the Professionally FINISHED BASEMENT w/ 2ND KITCHEN & with ITS OWN LAUNDRY room. THE Address for Affordable LUXURY.**

Exceptional, unrivalled expertise from local expert home designers-FULLY FUNCTIONAL HOME. With its striking 9 ft CEILING architecture meticulously detailing throughout. The home blends contemporary sophistication with its Quartz countertops top to bottom, DOUBLE DOOR FREEZER/FRIDGE, convenient bar in the lower level, DOUBLE SINKS in the Primary Ensuite, DOUBLE ATTACHED GARAGE w/ 6 Parking Spaces, GENEROUS CLOSET SPACE, etc...A BOLD EXPRESSION OF MODERN DESIGN with AIR CONDITIONING SYSTEM & HEATED GARAGE. An upstairs FAMILY LOUNGE offers a relaxed space for everyday living. WELLNESS IS THOUGHTFULLY WOVEN into the design as WALKING TRAILS, PARKS & PONDS ARE STEPS AWAY. This exceptional residence enjoys a PRIME LOCATION just minutes to Anthony Henday. Explore Edmonton's PREMIERE Community. YOUR HERITAGE. YOUR BENEFIT.



Built in 2023

Essential Information

MLS® #

E4429251

Price	\$619,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,677
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17024 45 St
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Gazebo, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 4th, 2025
Days on Market	138
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 August 20th, 2025 at 1:17am MDT