Courtesy Of Rachel Gubaton Of MaxWell Polaris

$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, BRAND NEW FLOORING (April 14, 2025) 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 THOUGTFULLY 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	73
Zoning	Zone 03

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Listing information last updated on June 16th, 2025 at 1:02am MDT