

## \$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 | 137             |
| 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 19th, 2025 at 1:32am MDT