Courtesy Of Yad Dhillon Of Nationwide Realty Corp

$749,900 - 17055 45 Street, Edmonton

MLS® #E4439043

$749,900
5 Bedroom, 4.00 Bathroom, 2,552 sqft
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

CY BECKERFULLY UPGRADED**WALKOUT LOT**BACKING TO TRAIL**Experience elevated living in this stunning 5-bedroom home located in the highly desirable Cy Becker community. Soaring 9-foot ceilings on every level enhance the open, airy feel of this well-designed residence. The main floor features high-end luxury vinyl plank flooring, offering a smooth transition between living areas. Upstairs, soft carpeting adds comfort to each bedroom, including two spacious primary suites, each with its own ensuite and large walk-in closet. Modern ceramic-tiled bathrooms add a touch of elegance. A generous bonus room provides versatile space for entertainment or relaxation. The walkout basement, also with 9-foot ceilings, opens directly to a tranquil backyard that backs onto a peaceful walking trailâ€”perfect for nature lovers. A double car garage ensures plenty of room for vehicles and storage. Nestled in the family-oriented Cy Becker neighborhood, this home offers convenient access to parks, schools, and local amenities.

Built in 2025

Essential Information

MLS® #	E4439043
Price	$749,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,552
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17055 45 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C9

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	65
Zoning	Zone 03

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