

## \$669,900 - 17684 49 Street, Edmonton

MLS® #E4440283

**\$669,900**

6 Bedroom, 4.00 Bathroom, 2,140 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Step into this stunning 2024-built, fully finished home designed for comfort, style, and flexibility. The soaring open-to-below ceiling fills the living space with natural light, while the modern kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and a large pantry in the kitchen. With 5 bedrooms, including a main floor den/bedroom with full bath, it's™ ideal for an elderly parent or for an office near the entrance. Upstairs, the luxurious primary suite includes a 5-piece ensuite with double sinks, walk-in shower, and a spacious closet, plus 3 additional bedrooms and a full laundry room, all with 9' doors and spacious 10' ceilings. The legal 1-bedroom basement suite has a separate entrance, full kitchen, its own laundry, and is currently rented at \$1,200/month. Enjoy features in the home like vinyl plank flooring throughout, central air conditioning, a heated garage, newly installed fencing, and a vaulted ceiling in the main living area. The perfect family home awaits!

Built in 2024

### Essential Information

MLS® # E4440283

Price \$669,900

Bedrooms 6



Bathrooms	4.00
Full Baths	4
Square Footage	2,140
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17684 49 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Y1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 4th, 2025
Days on Market	80
Zoning	Zone 03

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