\$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 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

4

Bedrooms

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 195

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 October 15th, 2025 at 10:02pm MDT