

## \$659,000 - 17044 43 Street, Edmonton

MLS® #E4448885

**\$659,000**

3 Bedroom, 2.50 Bathroom, 1,988 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

**LOCATION LOCATION! BACKING WALKING TRAILS!** Welcome to this beautifully maintained 2-storey home in the sought-after community of Cy Becker! Situated on a premium lot backing onto scenic walking trails, this home offers the perfect blend of nature and convenience. Enjoy quick access to Manning Town Centre, schools, shopping, parks, and the Anthony Henday – all just minutes away! Step inside to discover a spacious open-concept layout featuring a large living room, bright kitchen with pantry, dedicated dining area & 2pc. Upstairs, you'll find 3 generously sized bedrooms including a luxurious primary suite w/ walk-in closets & a private ensuite! A huge bonus room offers added flexibility for a media room or home office. The home also includes 2.5 bathrooms, upper floor laundry, and a double attached garage! The basement is framed and ready for your finishing touch. Whether you're entertaining or enjoying a quiet night in, this home delivers comfort, functionality, and unbeatable location. Don't miss out!

Built in 2014

### Essential Information

MLS® # E4448885

Price \$659,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,988                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17044 43 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0Z3         |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Deck, Parking-Extra, Patio, See Remarks |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                   |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Dr. Donald Massey |
| Middle     | Dr.Donald Massey  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 03         |

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Listing information last updated on September 18th, 2025 at 8:32pm MDT