

## \$444,900 - 4684 175 Avenue, Edmonton

MLS® #E4450959

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,286 sqft

Single Family on 0.00 Acres

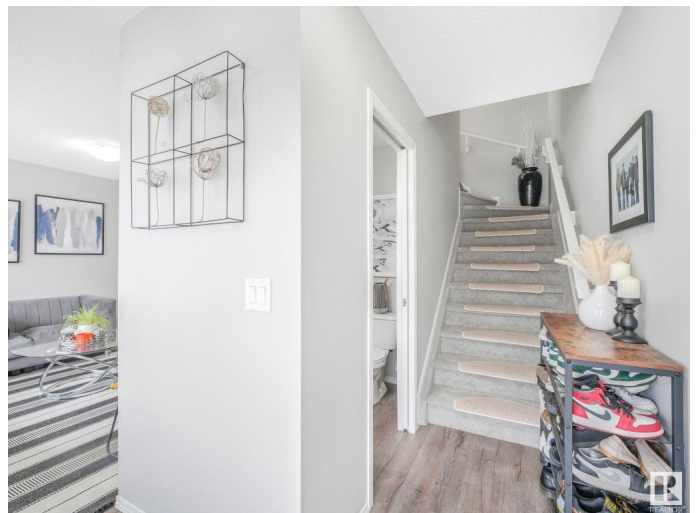
Cy Becker, Edmonton, AB

This beautifully maintained 2-storey home almost feels brand new, with its fresh finishes and thoughtful layout. The bright front living room offers large windows that flood the space with natural light. The kitchen features quartz countertops, a granite island, modern grey cabinetry, and stainless steel appliances, ideal for both everyday living and entertaining. Adjacent is the dining area offers expansive backyard views through oversized windows. A convenient half bath is by the front stairs. The rear entry leads to a spacious deck, a lovely backyard, & a DBL detached garage. Upstairs, the primary BDRM provides a peaceful retreat with a walk-in closet and 4-piece ensuite. Two more BDRMS, a full bath, & an upper-level laundry room complete the space. It also features a rear entrance to the basement, offering great potential for a future suite or additional living space. Rough-in plumbing for a basement laundry adds even more flexibility for development or investment opportunities.

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450959  |
| Price     | \$444,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,286                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4684 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Z8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        50  
Zoning                    Zone 03

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