

## \$609,800 - 17512 47 Street, Edmonton

MLS® #E4451177

**\$609,800**

3 Bedroom, 2.50 Bathroom, 2,175 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Beautiful Sun filled family home with plenty of windows on a regular lot! High ceilings welcome you into this stunning home. You are greeted to a large entrance with access to a spacious mudroom, which then leads you to the open concept kitchen/living/dining room floor plan. The MASSIVE island is the centre piece of the kitchen with quartz countertops throughout, plenty of cabinet and countertop space, S/S appliance, and a living room that is full of natural light from the large picturesque windows! A half bath completes the main floor. Upstairs, you will find a large central bonus room, spindle railings, upstairs laundry, and 3 large bedrooms including the spacious master with a 5pc ensuite and large WIC. Other features include regular Lot, 9ft ceilings, elegant railings on stairs, Fully finished and fenced backyard, Steps to walking paths, playground & spray park. Easy access to Anthony Henday. Welcome Home!!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451177  |
| Price      | \$609,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,175                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17512 47 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Z8         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                |

### Interior

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

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                                 |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Asphalt, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

Date Listed August 5th, 2025

Days on Market 2

Zoning Zone 03

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Listing information last updated on August 7th, 2025 at 4:47am MDT