

## \$799,900 - 17039 45 Street, Edmonton

MLS® #E4420604

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,550 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

**READY FOR IMMEDIATE POSSESSION!!!**

Welcome to this stunning WALKOUT on a HUGE 595 SQM PIE LOT backing onto a TRAIL! Offering 2,550 sqft of luxurious living space with 5 bdrms, including TWO PRIMARY SUITES w/ ensuites & a total of 4 full baths. The open-concept main floor features a grand foyer, versatile MAIN FLOOR office/bedroom, full bath, & organized mudroom w/ built-ins leading into the impressive walkthrough SPICE KITCHEN. The kitchen boasts ample cabinetry, a dining area, & a great room with soaring 18ft open-to-below ceilings. Upstairs, youâ€™ll find 4 spacious bdrms, a bonus room, & convenient laundry. The primary suites include spa-like 5-pc ensuites, & large walk-in closets. Bathrooms with beautiful tile to the ceiling with minimal grout lines. Upgrades include triple-pane windows, QUARTZ countertops, soft-close drawers, 9ft ceilings, 8ft doors, hot water on demand, upgraded lighting package, + so much MORE! A separate side entrance to the basement offers future income suite potential.

Built in 2024

### Essential Information

MLS® # E4420604

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,550                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17039 45 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4C9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially |

|              |                    |
|--------------|--------------------|
|              | Fenced             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 83                 |
| Zoning         | Zone 03            |

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Listing information last updated on April 30th, 2025 at 12:02pm MDT