# \$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 209

Zoning Zone 03

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