

## \$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	69
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 12:02pm MDT