

Courtesy Of Amy Long and Alan Fong Of Real Broker

## \$629,999 - 4205 171a Avenue, Edmonton

MLS® #E4425473

**\$629,999**

3 Bedroom, 2.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Beautiful like-new family home! High ceilings opening to above bonus room welcomes you into this home. An open concept main floor features an entertainer's dream kitchen w/ an oversized granite island, built-in stainless steel appliances (new fridge & countertop stove) & walk-through pantry to mudroom leading to garage. Spacious living room w/ huge windows bring in tons of natural light & features a double-sided gas fireplace shared w/ the den, which also offers built-in shelving & french doors. Dining room overlooking the bright south-facing backyard & a powder room w/ granite vanity complete this level. Upstairs offers 3 very spacious bedrooms (2 w/ walk-in closets), huge bonus room & laundry room. Owner's suite features ensuite w/ granite countertops, tiled shower & soaker tub. Other features: 9ft ceilings, elegant railings on stairs & bonus room, hardwood floors, concrete sidewalk from front to back & BBQ gas line on deck. Steps to walking paths, playground & spray park. Easy access to Anthony Henday.

Built in 2018

### Essential Information

MLS® # E4425473

Price \$629,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,401                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4205 171a Avenue |
| Area        | Edmonton         |
| Subdivision | Cy Becker        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0Z4          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided, Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 44               |
| Zoning         | Zone 03          |

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Listing information last updated on April 26th, 2025 at 2:02am MDT