

## \$525,000 - 17147 49 Street, Edmonton

MLS® #E4463531

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to the vibrant community of Cy Becker! This beautifully maintained 1,572 sq ft 2-storey home offers exceptional natural light and a bright southwest-facing front porch perfect for morning coffee or evening sunsets. The main floor features 9 ft ceilings, laminate flooring, and a stylish kitchen with a large island—ideal for family gatherings. Upstairs boasts 3 bedrooms, 2 full bathrooms, including a primary ensuite with dual sinks and walk-in closet, plus convenient second-floor laundry. The fully finished basement adds even more living space with vinyl plank flooring, 1 additional bedroom, and a full bath. Enjoy the professionally landscaped, low-maintenance yard and a double detached garage. Complete with HRV system, high-efficiency furnace, and thoughtful design throughout—this home combines comfort, efficiency, and style in one perfect package!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463531  |
| Price      | \$525,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,572                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17147 49 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### School Information

|            |                  |
|------------|------------------|
| Elementary | BELVEDERE SCHOOL |
|------------|------------------|

|        |                       |
|--------|-----------------------|
| Middle | STEELE HEIGHTS SCHOOL |
| High   | M.E. LAZERTE SCHOOL   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 26                 |
| Zoning         | Zone 03            |

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Listing information last updated on November 20th, 2025 at 12:02am MST