

\$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, you'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 | 62 |
| 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 9th, 2025 at 2:17am MDT