

## \$709,000 - 17684 49 Street, Edmonton

MLS® #E4420999

**\$709,000**

5 Bedroom, 3.00 Bathroom, 2,126 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Mortgage Helper property or Can accommodate an Extended family. This 2024 Built Fully finished home with a One bedroom suite is almost brand new, comes with a total of 5 Bedrooms, A main floor Den which can be used as an additional bedroom with 3 Piece bath. This property is designed for Comfort and Style. Step into the main floor, where an open to below ceiling bathes the living area in natural light. The Modern open-concept kitchen is a chef's dream, featuring Quartz counter tops, ample cabinetry, a walk through pantry which can easily be converted into a spice kitchen and stainless steel appliances. Upstairs, The primary suite is a delight with 5 piece ensuite, double sink, walk in shower and extra large closet. The additional 3 bedrooms on this level comes with generous space. The Fully finished basement with separate entrance offers a One Bedroom suite, Full Kitchen and Large Living Space plus own laundry. Additional features, Vinyl Plank Flooring throughout the house, Central air Conditioning.

Built in 2024

### Essential Information

MLS® # E4420999

Price \$709,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,126
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17684 49 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Y1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 10th, 2025
Days on Market	80
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 May 1st, 2025 at 10:47am MDT