\$539,698 - 17631 46 Street, Edmonton

MLS® #E4446698

\$539,698

3 Bedroom, 2.50 Bathroom, 1,753 sqft Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart Cy Becker and just steps to the walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece bath next to the closed off den. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. The unspoiled basement has a side separate entrance. Close to all amenities and also comes with a side separate entrance perfect for future development. *** Home is under construction, photos being used are from the exact home recently built but colors may vary to be complete December**







Built in 2025

Essential Information

MLS® # E4446698 Price \$539,698 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,753

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 17631 46 Street

Area Edmonton
Subdivision Cy Becker
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 4B7

Amenities

Amenities See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

Additional Information

Date Listed July 8th, 2025

Days on Market 116

Zoning Zone 03

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Listing information last updated on November 1st, 2025 at 1:02am MDT