

\$749,900 - 17055 45 Street, Edmonton

MLS® #E4439043

\$749,900

5 Bedroom, 4.00 Bathroom, 2,552 sqft
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

****CY BECKER**FULLY**

UPGRADEDWALKOUT LOT**BACKING TO**

TRAILExperience elevated living in this stunning 5-bedroom home located in the highly desirable Cy Becker community.**

Soaring 9-foot ceilings on every level enhance the open, airy feel of this well-designed residence. The main floor features high-end luxury vinyl plank flooring, offering a smooth transition between living areas. Upstairs, soft carpeting adds comfort to each bedroom, including two spacious primary suites, each with its own ensuite and large walk-in closet. Modern ceramic-tiled bathrooms add a touch of elegance. A generous bonus room provides versatile space for entertainment or relaxation. The walkout basement, also with 9-foot ceilings, opens directly to a tranquil backyard that backs onto a peaceful walking trail—perfect for nature lovers. A double car garage ensures plenty of room for vehicles and storage. Nestled in the family-oriented Cy Becker neighborhood, this home offers convenient access to parks, schools, and local amenities.

Built in 2025

Essential Information

MLS® # E4439043

Price \$749,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,552 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 17055 45 Street |
| Area | Edmonton |
| Subdivision | Cy Becker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4C9 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Smoking Home, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby |

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 42 |
| Zoning | Zone 03 |

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