

\$789,900 - 17047 45 Street, Edmonton

MLS® #E4430633

\$789,900

5 Bedroom, 4.00 Bathroom, 2,519 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Discover elevated living in this magnificent 5 BEDROOM home in sought-after Cy Becker. Impressive 9' CEILINGS on every floor create an expansive, airy atmosphere throughout this thoughtfully designed home. The main floor showcases premium LUXURY VINYL PLANK flooring, creating a seamless flow between living spaces. Upstairs, plush carpeting provides comfort in all bedrooms, including 2 PRIMARY SUITES with ENSUITE bathrooms and spacious WALK-IN CLOSETS. Ceramic-tiled bathrooms feature modern fixtures. A spacious bonus room offers endless possibilities for entertainment or relaxation. The WALKOUT BASEMENT with 9' ceilings provides direct access to your backyard oasis, backing onto a serene WALKING TRAIL—perfect for outdoor enthusiasts. The TRIPLE CAR GARAGE offers abundant storage. Located in family-friendly Cy Becker, enjoy proximity to schools, parks, and amenities. This exceptional property combines luxury finishes, practical design, and a desirable location to create the ultimate modern living experience



Built in 2025

Essential Information

MLS® # E4430633

Price \$789,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,519
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17047 45 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C9

Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Walkout Basement, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 11th, 2025
Days on Market	135
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 August 24th, 2025 at 10:47am MDT