

## \$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**

**UPGRADED\*\*WALKOUT LOT\*\*BACKING TO**

**TRAIL\*\*Experience 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 | 65             |
| Zoning         | Zone 03        |

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Listing information last updated on August 2nd, 2025 at 5:02pm MDT