

## \$499,000 - 17603 49 Street, Edmonton

MLS® #E4445514

**\$499,000**

3 Bedroom, 2.50 Bathroom, 1,478 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Beautiful Move-In Ready Home in CY Becker!  
Featuring 9 ft ceilings, oversized windows, and  
blinds for tons of natural light.

low-maintenance landscaped yardâ€”perfect  
for outdoor living. Upstairs offers 3 spacious  
bedrooms plus a cozy bonus room ideal for  
family time or a home office. The basement is  
unfinished, ready for your personal touch.  
Includes double detached garage. Just move  
in and make it yours!

Built in 2022

### Essential Information

MLS® #	E4445514
Price	\$499,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information



Address	17603 49 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
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 July 6th, 2025 at 1:17pm MDT