# \$559,648 - 17635 46 Street, Edmonton

MLS® #E4443471

## \$559,648

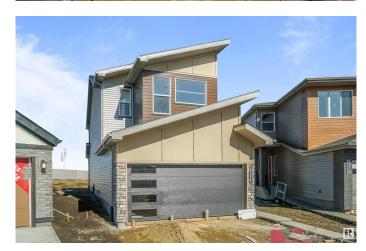
3 Bedroom, 2.50 Bathroom, 1,753 sqft Single Family on 0.00 Acres

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 by Decemb\*\*







Built in 2025

# **Essential Information**

MLS® # E4443471 Price \$559,648 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 17635 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 June 19th, 2025

Days on Market 118

Zoning Zone 03

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Listing information last updated on October 15th, 2025 at 9:02pm MDT