

## **\$589,900 - 17135 47 Street, Edmonton**

MLS® #E4456190

**\$589,900**

3 Bedroom, 2.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Absolutely stunning 1769 square-foot two-story home located in the ultimate family community of CY BECKER. Closed to call abilities, such as schools playgrounds and public transportation. The top level features 3 full bedrooms, two full bathrooms, one being an en suite. The main level is an open floor plan with the kitchen opening up to the living room and dining room. BIG WINDOWS. Half bathroom on the main level which is completely out of the way of the main living space. The basement is on spoiled and ready for the new owner touch. Double attached garage in the front and a fair size yard in the back. Large composite deck. AIR CONDITIONER.

Built in 2015

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456190  |
| Price          | \$589,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,776     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17135 47 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 03             |

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