

## \$809,900 - 17043 45 Street, Edmonton

MLS® #E4417998

**\$809,900**

4 Bedroom, 4.00 Bathroom, 2,637 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Step into this exquisite WALKOUT home, perfectly situated in a quiet cul-de-sac backing a serene walking trail! With 2,559sqft of thoughtfully designed living space, this 5 bed/ 4 FULL bath home includes TWO PRIMARY SUITES w/private ensuites. The open-concept main floor boasts a grand foyer, a flexible MAIN FLOOR office/bedroom, a full bathroom, and a mudroom with stylish built-ins leading to a walkthrough SECOND KITCHEN w/gas line AND a sink! The main kitchen presents you with w/ ample cabinetry, a spacious dining area, & a great room highlighted by soaring 18ft open-to-below ceilings. Upstairs, you'll find 4 generously sized bedrooms, a bonus room & a conveniently located upstairs laundry room. Both primary suites feature spa-inspired 5-piece ensuites and large walk-in closets. Upgrades include trpl-pane windows, QUARTZ countertops, soft-close cabinetry, 9ft ceilings, 8ft doors, herringbone LVP, hot water on demand. A separate entrance to the walkout basement adds potential for a future income suite.

Built in 2025

### Essential Information

MLS® # E4417998

Price \$809,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,637                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17043 45 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4C9         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See |

|              |                           |
|--------------|---------------------------|
|              | Remarks, Partially Fenced |
| Roof         | Asphalt Shingles          |
| Construction | Wood, Stone, Vinyl        |
| Foundation   | Concrete Perimeter        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 96                 |
| Zoning         | Zone 03            |

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Listing information last updated on April 20th, 2025 at 5:02am MDT