

## \$669,900 - 17684 49 Street, Edmonton

MLS® #E4440283

**\$669,900**

6 Bedroom, 4.00 Bathroom, 2,140 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Step into this stunning 2024-built, fully finished home designed for comfort, style, and flexibility. The soaring open-to-below ceiling fills the living space with natural light, while the modern kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and a large pantry in the kitchen. With 5 bedrooms, including a main floor den/bedroom with full bath, it's ideal for an elderly parent or for an office near the entrance. Upstairs, the luxurious primary suite includes a 5-piece ensuite with double sinks, walk-in shower, and a spacious closet, plus 3 additional bedrooms and a full laundry room, all with 9' doors and spacious 10' ceilings. The legal 1-bedroom basement suite has a separate entrance, full kitchen, its own laundry, and is currently rented at \$1,200/month. Enjoy features in the home like vinyl plank flooring throughout, central air conditioning, a heated garage, newly installed fencing, and a vaulted ceiling in the main living area. The perfect family home awaits!

Built in 2024

### Essential Information

MLS® # E4440283

Price \$669,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,140                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17684 49 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Y1         |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 85             |
| Zoning         | Zone 03        |

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Listing information last updated on August 28th, 2025 at 8:02am MDT