

## \$619,000 - 17096 46 Street, Edmonton

MLS® #E4450054

**\$619,000**

4 Bedroom, 3.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this beautifully designed 2-storey F/F home featuring 4 bedrooms & 4 bathrooms. Step into a warm, inviting living room with a cozy fireplace that flows into the open-concept kitchen & breakfast nook. The kitchen boasts sleek stainless steel appliances, a gas stove, & central island with bar seating and access to the deck—perfect for entertaining. Main floor also offers a convenient stacked washer & dryer. Upstairs, split stairs offer privacy & function—one side leads to a spacious bonus room, the other to a 4-pc bath & 3 bedrooms, including the luxurious primary suite with a 5-pc ensuite & walk-in closet. The F/F basement has a private entrance, full kitchen, living area, bedroom, 3-pc bath, & laundry—ideal for extended family. Enjoy year-round comfort with central A/C & a double attached heated garage. The backyard is a low-maintenance oasis with turf, glass-railed deck, & a second patio space to unwind or entertain! Solar panels offer added efficiency. This home truly has it all!

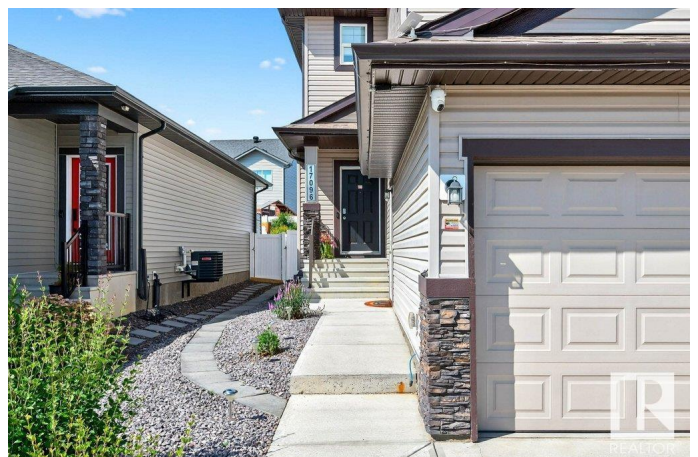
Built in 2021

### Essential Information

MLS® # E4450054

Price \$619,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,794                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17096 46 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4B1         |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, Solar Equipment |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached, Heated                          |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                               |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                   |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 03         |

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