

## \$709,000 - 17684 49 Street, Edmonton

MLS® #E4420999

**\$709,000**

5 Bedroom, 3.00 Bathroom, 2,126 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Mortgage Helper property or Can accommodate an Extended family. This 2024 Built Fully finished home with a One bedroom suite is almost brand new, comes with a total of 5 Bedrooms, A main floor Den which can be used as an additional bedroom with 3 Piece bath. This property is designed for Comfort and Style. Step into the main floor, where an open to below ceiling bathes the living area in natural light. The Modern open-concept kitchen is a chefs dream, featuring Quartz counter tops, ample cabinetry, a walk through pantry which can easily be converted into a spice kitchen and stainless steel appliances. Upstairs, The primary suite is a delight with 5 piece ensuite, double sink, walk in shower and extra large closet. The additional 3 bedrooms on this level comes with generous space. The Fully finished basement with separate entrance offers a One Bedroom suite, Full Kitchen and Large Living Space plus own laundry. Additional features, Vinyl Plank Flooring throughout the house, Central air Conditioning.

Built in 2024

### Essential Information

MLS® # E4420999

Price \$709,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,126                  |
| 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 | See Remarks            |
| 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           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Wood, Vinyl |
| Exterior Features | See Remarks |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 81                  |
| Zoning         | Zone 03             |

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Listing information last updated on May 2nd, 2025 at 8:32pm MDT