

## \$569,980 - 4619 177 Avenue, Edmonton

MLS® #E4438396

**\$569,980**

5 Bedroom, 3.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Fantastic investment opportunity to own this brand new home with a full legal basement suite. Once you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the nook tucked away by the rear entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom. The basement comes with an additional 2 bedrooms, full kitchen , living room and a laundry room. \*\*\*This home is under construction and is slated to be complete by August the photos used from a previously built home which is the exact model but colors may vary \*\*\*

Built in 2025

### Essential Information

MLS® #	E4438396
Price	\$569,980
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4619 177 Avenue
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B7

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      10  
Zoning                Zone 03

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