\$799,000 - 17043 45 Street, Edmonton

MLS® #E4435688

\$799.000

5 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.

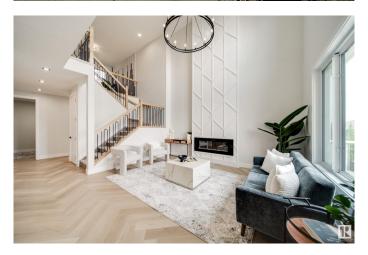


Essential Information

MLS® # E4435688 Price \$799,000







Bedrooms 5

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 May 9th, 2025

Days on Market 56

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 12:17pm MDT