

## \$609,900 - 17164 47 Street, Edmonton

MLS® #E4447192

**\$609,900**

4 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

\*\*\* Super Convenient in Cy Becker! \*\*\* Are you looking for a home PACKED with upgrades, Dear Buyer? This home is perfect for busy families or anyone ready to skip chores & settle right in! Beat this summer heat with A/C! UPSTAIRS: 3 Big Bdrms + Bonus room for kids toys. Two baths, including 4pc private primary AND walk-in closet! MAIN: Huge foyer handles guests/kids coming home from school/Costco run with ease! 2pc guest bath + laundry = Max Convenience. Stunning kitchen w/ stone counters perfect for big gatherings. DOWN: Home theatre area for movie nights! Plus 4th Bdrm + ANOTHER full bath. Tankless HWT keeps showers hot. OUTSIDE: Composite deck + Synthetic turf means NO maintenance & NO mowing! (relax in Hot Tub instead!) EXTRAS: Gemstone lighting & smart interior lights controlled by phone for security & mood. NEW carpet. FRESH professional paintjob. 2023 shingles. OVERSIZED HEATED garage w/ epoxy floor + driveway! Playground & SplashPark, ETS, Amenities on 167th & Manning close by. THE DEFINITION OF TURN-KEY!



Built in 2016

### Essential Information

MLS® # E4447192

Price \$609,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17164 47 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3P4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Hot Tub, Hot Water Tankless, No Smoking Home, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape,

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	July 11th, 2025
Days on Market	17
Zoning	Zone 03

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