

## \$809,900 - 17043 45 Street, Edmonton

MLS® #E4417998

**\$809,900**

4 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.

Built in 2025

### Essential Information

MLS® # E4417998

Price \$809,900



Bedrooms	4
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	January 14th, 2025
Days on Market	87
Zoning	Zone 03

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