

\$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	95
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 April 19th, 2025 at 3:32am MDT