

## \$749,900 - 17055 45 Street, Edmonton

MLS® #E4439043

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,552 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

**\*\*CY BECKER\*\*FULLY**

**UPGRADED\*\*WALKOUT LOT\*\*BACKING TO**

**TRAIL\*\*Experience elevated living in this stunning 5-bedroom home located in the highly desirable Cy Becker community.**

Soaring 9-foot ceilings on every level enhance the open, airy feel of this well-designed residence. The main floor features high-end luxury vinyl plank flooring, offering a smooth transition between living areas. Upstairs, soft carpeting adds comfort to each bedroom, including two spacious primary suites, each with its own ensuite and large walk-in closet. Modern ceramic-tiled bathrooms add a touch of elegance. A generous bonus room provides versatile space for entertainment or relaxation. The walkout basement, also with 9-foot ceilings, opens directly to a tranquil backyard that backs onto a peaceful walking trail—perfect for nature lovers. A double car garage ensures plenty of room for vehicles and storage. Nestled in the family-oriented Cy Becker neighborhood, this home offers convenient access to parks, schools, and local amenities.

Built in 2025

### Essential Information

MLS® # E4439043

Price \$749,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,552
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17055 45 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
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 June 16th, 2025 at 8:32am MDT