# \$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.

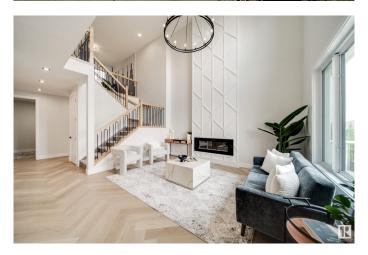


## **Essential Information**

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 53

Zoning Zone 03

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