

# \$374,900 - 1089 Cy Becker Road, Edmonton

MLS® #E4462247

**\$374,900**

2 Bedroom, 2.50 Bathroom, 1,324 sqft  
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

NO CONDO FEES or pet restrictions. 1324 sq ft 3-storey with CENTRAL A/C and double attached garage plus extended double-wide drive for truck parking. Main floor includes foyer, storage, mechanical room and garage access. Second floor is open concept with living room, kitchen with center island, alcove for beverage fridge, quartz counters, stainless steel appliances, vinyl/aluminum deck, and 2-pc bath. Upper floor has 2 large Primary bedrooms, each with walk-in closet and ensuite, plus laundry with full-size washer/dryer. Flooring is luxury vinyl plank and carpet. Professional landscaping, no pet restrictions. Utilities approx. \$400/mo (heat, power, water, sewer) with home kept at 24°C. Taxes \$3,847.76 (2025). Possession as early as Dec 20. Playground, schools, walking paths and ponds make this the ideal lifestyle choice.

Built in 2021

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462247  |
| Price      | \$374,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



1089 Cy Becker Rd NW

- RESIDENTIAL ATTACHED
- MODERN 3-STOREY DESIGN
- 2 MASTER BEDROOMS
- 2.1 BATHROOMS
- UPSTAIRS LAUNDRY
- MAIN FLOOR FOYER WITH STORAGE & MECHANICAL ROOM
- ATTACHED DOUBLE GARAGE WITH OVERSIZED REAR DRIVE (AMPLE ROOM FOR LARGER VEHICLES)
- OPEN-CONCEPT SECOND FLOOR LAYOUT IDEAL FOR ENTERTAINING
- GOURMET KITCHEN WITH QUARTZ COUNTERTOPS & CENTER ISLAND
- STAINLESS STEEL APPLIANCE PACKAGE (VARIES BY FINAL SELECTIONS)
- BRIGHT DINING & LIVING AREA WITH MODERN FLOW
- POWDER ROOM ON SECOND FLOOR FOR GUESTS
- DECK OFF THE LIVING ROOM WITH DURABLE VINYL & ALUMINUM FINISHING
- INTERIOR FINISHES INCLUDE LUXURY VINYL PLANK & CARPET
- ENERGY-EFFICIENT NATURAL GAS FORCED AIR HEATING
- LOW-MAINTENANCE VINYL EXTERIOR WITH ASPHALT SHINGLE ROOF
- CONCRETE FOUNDATION - SOLID CONSTRUCTION
- GARAGE DOOR OPENER & REMOTE INCLUDED
- PROFESSIONAL LANDSCAPING PACKAGE INCLUDED
- CERT. NEW HOME WARRANTY FOR PEACE OF MIND
- CLOSE TO SCHOOLS, PARKS, PLAYGROUND, SHOPPING, GOLF, PUBLIC TRANSPORTATION & SWIMMING POOL
- FAMILY-FRIENDLY COMMUNITY OF CY BECKER WITH WALKING TRAILS & GREEN SPACES
- TAXES \$3,847.76 IN 2025
- ABOVE GRADE TOTAL 1,323.91 SQ FT

|                |                      |
|----------------|----------------------|
| Square Footage | 1,324                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1089 Cy Becker Road |
| Area        | Edmonton            |
| Subdivision | Cy Becker           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 4B7             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                          |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                   |

## Additional Information

Date Listed            October 15th, 2025  
Days on Market       1  
Zoning                  Zone 03



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Listing information last updated on October 16th, 2025 at 6:32pm MDT