

## \$529,900 - 17520 49 Street, Edmonton

MLS® #E4448638

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,727 sqft

Single Family on 0.00 Acres

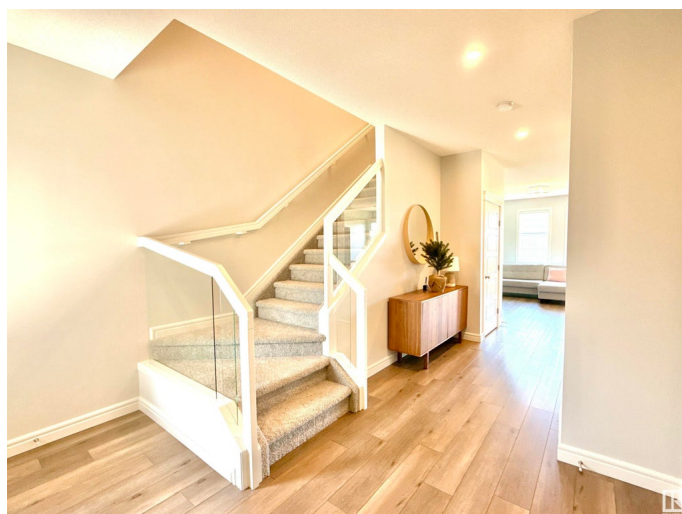
Cy Becker, Edmonton, AB

Better than new 2-storey Smart Home in desirable Cy Becker. Fully upgraded with Smart Samsung appliances, quartz countertops in kitchen and baths, 9 ft ceilings, extended-height white cabinets, glass stair railings, and electric fireplace. Main floor includes open concept living and a 2-pc bath. Upstairs offers a family room, 3 spacious bedrooms and laundry room. The luxurious primary suite has walk-in closet and double-sink ensuite bath. Smart home features solar and EV readiness. Fully fenced and landscaped with no rear neighborsâ€™ backs onto an open field for added privacy. Comes with double attached garage. Separate entrance to the basement perfect for a future suite. Located in a quiet, family-friendly neighborhood close to parks, schools, and quick access to Anthony Henday.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448638  |
| Price          | \$529,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,727     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17520 49 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4C6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft.          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

Days on Market 2

Zoning Zone 03

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Listing information last updated on July 19th, 2025 at 2:32am MDT