

## \$549,900 - 17135 47 Street, Edmonton

MLS® #E4461180

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

GORGEOUS EXECUTIVE HOME in desirable Cy Becker! This stunning 2 storey offers a blend of modern luxury and family comfort, featuring A/C, designer lighting, and quality flooring throughout. The bright open layout showcases a chef's kitchen with granite counters, stone backsplash, high-end stainless appliances, an island with breakfast bar, and stunning full-height dark cabinetry with loads of extra storage. The sunny dining area opens to a large composite deck with glass railings (\$35,000 upgrade). The inviting living room features a striking stone fireplace and huge windows that fill the home with natural light. Upstairs you'll find a spacious bonus room, family bath, and 3 bedrooms including a beautiful primary suite with walk-in closet and a spa-inspired ensuite with custom tile and glass shower. The curb appeal continues outside with a large fenced yard, double garage & full sized lot. Close to parks, great schools, and shopping—this is the perfect family home in a fantastic community!

Built in 2015

### Essential Information

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Price \$549,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,807                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17135 47 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3P4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Insert, Mantel, Stone Facing                                          |
| Stories           | 2                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 03           |

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Listing information last updated on October 24th, 2025 at 9:17am MDT