

\$609,900 - 17164 47 Street, Edmonton

MLS® #E4447192

\$609,900

4 Bedroom, 3.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

*** Super Convenient in Cy Becker! *** Are you looking for a home PACKED with upgrades, Dear Buyer? This home is perfect for busy families or anyone ready to skip chores & settle right in! Beat this summer heat with A/C! UPSTAIRS: 3 Big Bdrms + Bonus room for kids toys. Two baths, including 4pc private primary AND walk-in closet! MAIN: Huge foyer handles guests/kids coming home from school/Costco run with ease! 2pc guest bath + laundry = Max Convenience. Stunning kitchen w/ stone counters perfect for big gatherings. DOWN: Home theatre area for movie nights! Plus 4th Bdrm + ANOTHER full bath. Tankless HWT keeps showers hot. OUTSIDE: Composite deck + Synthetic turf means NO maintenance & NO mowing! (relax in Hot Tub instead!) EXTRAS: Gemstone lighting & smart interior lights controlled by phone for security & mood. NEW carpet. FRESH professional paintjob. 2023 shingles. OVERSIZED HEATED garage w/ epoxy floor + driveway! Playground & SplashPark, ETS, Amenities on 167th & Manning close by. THE DEFINITION OF TURN-KEY!



Built in 2016

Essential Information

MLS® # E4447192

Price \$609,900

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,807 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 17164 47 Street |
| Area | Edmonton |
| Subdivision | Cy Becker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3P4 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Hot Tub, Hot Water Tankless, No Smoking Home, See Remarks |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Garage Heater, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Public Swimming Pool, Public Transportation,
Schools, Shopping Nearby, See Remarks

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 03 |

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Listing information last updated on July 31st, 2025 at 8:47am MDT