

## \$599,900 - 17164 47 Street, Edmonton

MLS® #E4447192

**\$599,900**

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 \$599,900

|                |                        |
|----------------|------------------------|
| 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 | 107             |
| Zoning         | Zone 03         |

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Listing information last updated on October 26th, 2025 at 7:32pm MDT