

\$619,000 - 17096 46 Street, Edmonton

MLS® #E4450054

\$619,000

4 Bedroom, 3.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this beautifully designed 2-storey F/F home featuring 4 bedrooms & 4 bathrooms. Step into a warm, inviting living room with a cozy fireplace that flows into the open-concept kitchen & breakfast nook. The kitchen boasts sleek stainless steel appliances, a gas stove, & central island with bar seating and access to the deck—perfect for entertaining. Main floor also offers a convenient stacked washer & dryer. Upstairs, split stairs offer privacy & function—one side leads to a spacious bonus room, the other to a 4-pc bath & 3 bedrooms, including the luxurious primary suite with a 5-pc ensuite & walk-in closet. The F/F basement has a private entrance, full kitchen, living area, bedroom, 3-pc bath, & laundry—ideal for extended family. Enjoy year-round comfort with central A/C & a double attached heated garage. The backyard is a low-maintenance oasis with turf, glass-railed deck, & a second patio space to unwind or entertain! Solar panels offer added efficiency. This home truly has it all!

Built in 2021

Essential Information

MLS® # E4450054

Price \$619,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,794
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17096 46 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B1

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby

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

Additional Information

Date Listed	July 28th, 2025
Days on Market	48
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 9:02am MDT