

## \$519,900 - 17520 49 Street, Edmonton

MLS® #E4448638

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,727 sqft

Single Family on 0.00 Acres

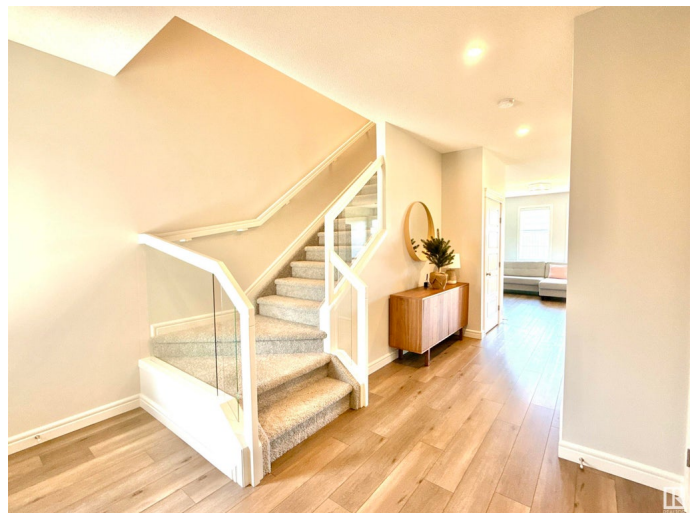
Cy Becker, Edmonton, AB

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 neighbors—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          | \$519,900 |
| 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 45

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 August 31st, 2025 at 2:32pm MDT