

## \$515,999 - 17159 49 Street, Edmonton

MLS® #E4458819

**\$515,999**

3 Bedroom, 2.50 Bathroom, 1,358 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this gorgeous two-storey corner lot home that shows like a dream! With 3 bedrooms, 3 bathrooms, and a stylish open-concept layout, this property is perfect for a young family or anyone looking for a modern, move-in ready home. The main floor offers bright living spaces with upgraded finishes that create a true show home feel, while the upper level provides three spacious bedrooms including a comfortable primary suite. The unfinished basement is ready for your vision, whether you dream of a rec room, gym, home office, or custom design that fits your lifestyle. Outside, enjoy the fully fenced yard, perfect for kids, pets, or entertaining, plus the added curb appeal and privacy that comes with being on a corner lot. With a thoughtful design, low-maintenance features, and plenty of space to grow, this home is truly a rare find. Just move in and make it yours!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458819  |
| Price      | \$515,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17159 49 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0J1         |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Ceiling 9 ft., HRV System |
| Parking   | Double Garage Detached    |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Stone, Vinyl            |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Stone, Vinyl            |
| Foundation        | Concrete Perimeter            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 20th, 2025 |
|-------------|----------------------|

Days on Market 39

Zoning Zone 03

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