

# \$338,500 - 49 165 Cy Becker Boulevard, Edmonton

MLS® #E4462646

## \$338,500

3 Bedroom, 2.50 Bathroom, 1,574 sqft  
Condo / Townhouse on 0.00 Acres

Cy Becker, Edmonton, AB

Stylish and functional, this 3-bed, 2.5-bath home offers peaceful views over a nursery with no facing neighbors. Ideal for first-time buyers, young families, or investors with low condo fees (\$216.04). Features include a double attached garage with an EV charger ready plug (40Amp), central A/C, upgraded kitchen with walk-in pantry, stone U-shaped counters, and powerful hood fan. Enjoy a vinyl-surfaced deck off the living room and convenient main floor laundry. The spacious primary suite boasts a walk-in closet and 4-pc ensuite. Visitor parking right behind the unit. Close to parks, schools, shopping, and quick access to Anthony Henday. Welcome home to Altius’s comfort, style, and convenience in one!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462646  |
| Price          | \$338,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,574     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2016              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 49 165 Cy Becker Boulevard |
| Area        | Edmonton                   |
| Subdivision | Cy Becker                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 3R4                    |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Exterior Walls-2"x6", No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached, EV Charging Station                                                                             |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, See Remarks                                                                                                   |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 7                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 03 |
| Condo Fee | \$216   |

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Listing information last updated on October 23rd, 2025 at 11:18pm MDT