

Courtesy Of Amy Long and Alan Fong Of Real Broker

## **\$635,000 - 4205 171a Avenue, Edmonton**

MLS® #E4425473

**\$635,000**

3 Bedroom, 2.50 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Beautiful like-new family home! High ceilings opening to above bonus room welcomes you into this home. An open concept main floor features an entertainer's dream kitchen w/ an oversized granite island, built-in stainless steel appliances (new fridge & countertop stove) & walk-through pantry to mudroom leading to garage. Spacious living room w/ huge windows bring in tons of natural light & features a double-sided gas fireplace shared w/ the den, which also offers built-in shelving & french doors. Dining room overlooking the bright south-facing backyard & a powder room w/ granite vanity complete this level. Upstairs offers 3 very spacious bedrooms (2 w/ walk-in closets), huge bonus room & laundry room. Owner's suite features ensuite w/ granite countertops, tiled shower & soaker tub. Other features: 9ft ceilings, elegant railings on stairs & bonus room, hardwood floors, concrete sidewalk from front to back & BBQ gas line on deck. Steps to walking paths, playground & spray park. Easy access to Anthony Henday.

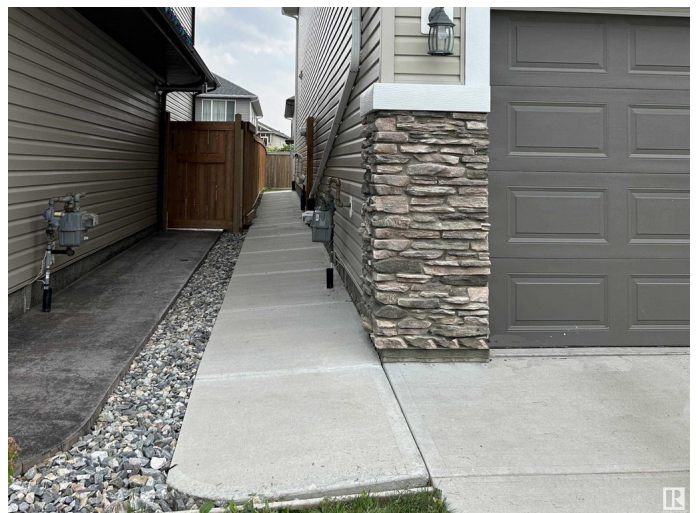
Built in 2018

### **Essential Information**

MLS® # E4425473

Price \$635,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,401
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4205 171a Avenue
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0Z4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **Additional Information**

Date Listed	March 13th, 2025
-------------	------------------

Days on Market	23
----------------	----

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 April 5th, 2025 at 12:32am MDT