

## \$600,000 - 17092 46 Street, Edmonton

MLS® #E4425414

**\$600,000**

3 Bedroom, 2.50 Bathroom, 1,071 sqft  
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

This custom-built bungalow is the perfect blend of luxury and comfort, featuring a heated double attached garage and air conditioning for year-round convenience. The beautifully manicured yard enhances the home's curb appeal, while inside, the gourmet kitchen showcases quartz countertops, upgraded cabinetry, a stylish tile backsplash, and high-end stainless steel appliances. The open-concept dining and living areas are warm and inviting, centered around a gorgeous tiled fireplace with seamless access to a backyard oasis designed for ultimate relaxation. The primary suite offers a spa-like escape with a 4-piece ensuite, complete with dual sinks, a walk-in shower, and a spacious walk-in closet. The fully developed basement expands the living space with two generous bedrooms, a stunning bar area, ample storage, and a beautifully appointed 4-piece bathroom. Thoughtfully designed with high-end finishes, this home is a true sanctuary.

Built in 2020

### Essential Information

MLS® #	E4425414
Price	\$600,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,071
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17092 46 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B1

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, 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	31
Zoning	Zone 03

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Listing information last updated on April 13th, 2025 at 6:47pm MDT