Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# $624,747 - 17639 46 Street, Edmonton

MLS® #E4443475

**$624,747**
3 Bedroom, 2.50 Bathroom, 2,154 sqft
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to the â€œColumbiaâ€• built by the award winning Pacesetter homes and is located on a quiet street in the heart of north Edmonton This unique property in Cy Becker offers nearly 2200 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs youâ€™ll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite.  *** Home is under construction and the photos being used are from a similar home recently built colors may vary should be complete by July 2025  ***

Built in 2024

## Essential Information

| | |
|---|---|
| MLS® # | E4443475 |
| Price | $624,747 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |

| | |
|---|---|
| Half Baths | 1 |
| Square Footage | 2,154 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 17639 46 Street |
| Area | Edmonton |
| Subdivision | Cy Becker |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4B7 |

## Amenities

| | |
|---|---|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | June 19th, 2025 |
| Days on Market | 47 |
| Zoning | Zone 03 |

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Listing information last updated on August 5th, 2025 at 6:17pm MDT