\$599,548 - 17639 46 Street, Edmonton

MLS® #E4443475

\$599.548

3 Bedroom, 2.50 Bathroom, 2,154 sqft Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to the "Columbia― 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 you'II 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 ***



Essential Information

MLS® # E4443475 Price \$599,548

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 119

Zoning Zone 03

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