

## \$949,970 - 17079 46 St, Edmonton

MLS® #E4445108

**\$949,970**

4 Bedroom, 4.50 Bathroom, 3,109 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this stunning 2-storey masterpiece offering over 4,300 sq ft of beautifully designed living space. Built by Coventry Homes, this 4 bed, 5 bath home truly has it all! Step inside to a grand foyer that sets the tone, complete with a stylish main floor office. Follow the elegant curved wall into the chef's dream kitchen, equipped with Quartz countertops, double ovens, a large island, gas cooktop & a convenient butler's pantry. The adjoining dining area leads to a composite deck. The living room offers a cozy yet sophisticated space highlighted by a gas fireplace. Upstairs, you'll find 3 generously sized bedrooms, each with its own ensuite. The bonus room & convenient upper laundry complete the perfect family-friendly layout. The fully finished basement is an entertainer's paradise with a spacious rec room, wet bar & a fourth bed with a large walk-in closet, private laundry & a 4-piece bath. Additional features include central A/C, close proximity to Anthony Henday, schools, parks & shopping.

Built in 2021

### Essential Information

MLS® # E4445108

Price \$949,970

Bedrooms 4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,109
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17079 46 St
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4B1

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Smoking Home, Sprinkler Sys-Underground, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	2
Zoning	Zone 03

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Listing information last updated on July 2nd, 2025 at 6:32am MDT