

## \$350,000 - 65 165 Cy Becker Boulevard, Edmonton

MLS® #E4462014

**\$350,000**

4 Bedroom, 2.50 Bathroom, 1,608 sqft

Condo / Townhouse on 0.00 Acres

Cy Becker, Edmonton, AB

Step into modern elegance in this 4-bed 3-bath end-unit townhouse with low condo fees of only \$216 per month! With its clean lines, sleek finishes, and thoughtful design, this home is perfect for those who love style and comfort. Main floor welcomes you with a bright living room that opens onto a private balcony-perfect for morning coffee or evening wind-downs. Dining area flows seamlessly into the stunning kitchen, where black cabinets contrast beautifully with white quartz counters. S/S appliances and a walk-in pantry complete this modern culinary space. A bedroom and 2-piece bath add versatility to the main level. Upstairs, plush carpet leads you to a spacious primary bedroom featuring a walk-in closet and a 4-piece ensuite. Two additional bdrms and another 4-piece bath offer plenty of space for family and guests. Enjoy your own outdoor retreat on the terrace and the convenience of a 2-car attached garage. Great location near all amenities and quick access to the Henday. Available for fast possession!

Built in 2017

### Essential Information

MLS® # E4462014

Price \$350,000

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,608             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 65 165 Cy Becker Boulevard |
| Area        | Edmonton                   |
| Subdivision | Cy Becker                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 3R4                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Belvedere School  
Middle                      Steele Heights School  
High                        M.E. LaZerte School

**Additional Information**

Date Listed                October 14th, 2025  
Days on Market        4  
Zoning                      Zone 03  
Condo Fee                \$216

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