

## \$575,000 - 4672 177 Avenue, Edmonton

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MLS® #E4452494

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,657 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

This beautifully upgraded home in the desirable Cy Becker community combines luxury living with strategic convenience, positioned near Anthony Henday Highway, quality K-9 schools, parks, and shopping centers. The main floor boasts a private den, powder room, spacious living area, and sophisticated kitchen with floor-to-ceiling cabinets and walk-in pantry, while the upper level offers three bedrooms, two full bathrooms, and a bonus room. Premium MDF shelving, enhanced lighting, and refined finishes elevate the home throughout. The property features a legal basement suite with separate entrance, one bedroom, full bathroom, and impressive 9-foot ceilings, creating immediate rental income potential while maintaining complete privacy between levels. This exceptional Cy Becker location provides seamless access to Edmonton's amenities while preserving peaceful residential living, making it an outstanding investment opportunity that maximizes both comfort and financial returns.

Built in 2025

### Essential Information

MLS® # E4452494

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,657                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4672 177 Avenue |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T2T 1E6         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas                               |
| Stories           | 3                                                       |
| Has Suite         | Yes                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Finished                                          |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Concrete, Brick, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced        |
| Roof              | Asphalt Shingles              |

|              |                               |
|--------------|-------------------------------|
| Construction | Concrete, Brick, Stone, Vinyl |
| Foundation   | Concrete Perimeter            |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Christ the King    |
| High       | Archbishop O'Leary |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 03           |

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Listing information last updated on August 30th, 2025 at 12:47am MDT