

# \$454,900 - 4807 171 Ave, Edmonton

MLS® #E4464709

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,603 sqft  
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

**\*\*CYBECKER\*\*SIDE ENTRY\*\***Welcome to this modern 2-storey half duplex located in the sought-after community of Cy Becker. this home features a bright and open layout perfect for comfortable family living. The main floor includes a welcoming foyer, spacious living and dining areas, and a well-appointed kitchen that opens to the backyard, ideal for everyday use and entertaining. Upstairs offers three generous bedrooms, including a primary suite with an ensuite bath and walk-in closet, plus a conveniently located laundry area. Designed with functionality and style, this property combines contemporary finishes with practical design. It's close to parks, schools, shopping, and major roadways for easy access across the city. A great opportunity to own a beautiful home in a family-friendly neighbourhood.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464709  |
| Price          | \$454,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,603     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 4807 171 Ave |
| Area        | Edmonton     |
| Subdivision | Cy Becker    |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T5Y 3P6      |

### Amenities

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

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                    |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Stone, Vinyl                                    |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 7                  |

## Zoning

## Zone 03

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Listing information last updated on November 10th, 2025 at 8:32pm MST