# \$572,247 - 17627 46 Street, Edmonton

MLS® #E4446604

#### \$572,247

3 Bedroom, 3.00 Bathroom, 1,970 sqft Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to the "Kaylan" built by the award-winning builder Pacesetter homes and is located in the heart of Cy Becker and just steps to the neighborhood parks and walking trails. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 3 piece bath and flex room / Den. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Henday.. \*\*\* Home is under construction, the photos being used are from the same home recently built but colors may vary, home should be complete by November \*\*\*



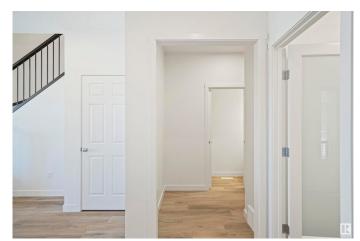
#### **Essential Information**

MLS® # E4446604 Price \$572,247

Bedrooms 3
Bathrooms 3.00







Full Baths 3

Square Footage 1,970 Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17627 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 Environmental Reserve, Golf Nearby, Park/Reserve, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

Shopping Nearby, View Lake, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 8th, 2025

Days on Market

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 10:32am MDT