

## \$599,999 - 4672 177 Avenue, Edmonton

MLS® #E4441327

**\$599,999**

4 Bedroom, 3.50 Bathroom, 1,658 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

This premium upgraded home in desirable Cy Becker offers luxury and convenience near Anthony Henday Highway, K-9 schools, playgrounds, and shopping centers. The main floor features a private den, half bathroom, spacious living room and upgraded kitchen with ceiling-height cabinets, walk-in pantry, and dining nook. The second floor provides three bedrooms, two full bathrooms, and a bonus room. Premium upgrades include MDF shelving, enhanced lighting, and refined finishes throughout. The lower level features a legal basement apartment with separate entrance, one bedroom, one full bathroom, and impressive 9-foot ceilings. This self-contained suite offers immediate rental income potential while maintaining privacy for both levels. The Cy Becker location provides excellent connectivity to Edmonton's amenities while offering peaceful residential living. Quality construction and thoughtful design maximize both comfort and investment returns, making this an exceptional opportunity.

Built in 2025

### Essential Information

MLS® # E4441327

Price \$599,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,658
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                      June 9th, 2025  
Days on Market                8  
Zoning                              Zone 03

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