

## \$684,800 - 17607 48st, Edmonton

MLS® #E4445888

**\$684,800**

4 Bedroom, 3.50 Bathroom, 2,055 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Tucked away in a quiet cul-de-sac on a regular lot with 1 BEDROOM SECONDARY SUITE.

This 2024-built home offers the perfect blend of style, space, and functionality. Featuring 3 bedrooms, a spacious bonus room, a main floor den, and a legal 1-bedroom basement suite, this home checks all the boxes.

Welcome to Cy Becker – one of North Edmonton’s most prestigious communities. The main level greets you with an open-concept layout, perfect for entertaining, along with a versatile den that’s ideal for a home office or guest room. Upstairs, you’ll find a generously sized bonus room, a primary suite with a luxurious ensuite that includes both a soaker tub and a standing shower, plus two additional spacious bedrooms, a large laundry room, and a full shared bathroom. The fully finished basement features a 1-bedroom legal secondary suite, offering great potential for rental income or extended family living. Still covered under builder warranty, this home is move-in ready and built for lasting comfort.

Built in 2024

### Essential Information

MLS® # E4445888

Price \$684,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,055                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | 17607 48st |
| Area        | Edmonton   |
| Subdivision | Cy Becker  |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T5Y 0N4    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Log, Vinyl         |
| Exterior Features | Cul-De-Sac, Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Log, Vinyl         |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 03        |

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Listing information last updated on August 7th, 2025 at 9:32am MDT