

## \$539,000 - 17543 49 Street, Edmonton

MLS® #E4441738

**\$539,000**

4 Bedroom, 3.50 Bathroom, 1,478 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

WOW! This move-in ready gem in CY Becker has it ALL! Step into 9 ft ceilings, oversized windows, and remote blinds that flood the home with natural light. Stay cool with central A/C and entertain on the spacious 12x12 deck in the beautifully landscaped, low-maintenance yard. The fully finished basement includes a separate entrance and a complete in-law suite, ideal for guests or extended family. Upstairs features 3 generous bedrooms and a cozy bonus room, plus 1 more bedroom in the basement. Bonus: double detached garage, keypad lock, security cameras, and more. Every upgrade is done—just move in and enjoy!

Built in 2022

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4441738      |
| Price          | \$539,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,478         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17543 49 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4C6         |

### Amenities

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                                                                                |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stove-Countertop Inductn |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                      |
| Stories           | 3                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 11th, 2025 |
|-------------|-----------------|

Days on Market 68

Zoning Zone 03

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Listing information last updated on August 18th, 2025 at 8:47pm MDT