

# \$799,900 - 4509 170a Avenue, Edmonton

MLS® #E4454264

**\$799,900**

6 Bedroom, 4.50 Bathroom, 2,300 sqft  
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Custom-built 2,300 sq ft home in CY Becker with a fully finished legal walkout BASEMENT SUITE featuring 2 bedrooms and separate appliances. Main floor offers a wide entrance, open-concept living space with oversized windows, walk-through pantry to mudroom/garage, and access to a large upgraded Dura Deck with aluminum railing and gas line. Upstairs includes 4 bedrooms, 3 full bathrooms (2 ensuites), laundry, and bonus room. Enjoy added comfort with A/C on main and upper floors, stair lighting, and upgraded features like heavy-duty garage shelving. All appliances included in both suites. Ideal for multigenerational living or added rental income.

Built in 2024

## Essential Information

MLS® #	E4454264
Price	\$799,900
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,300
Acres	0.00
Year Built	2024



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

### Community Information

Address	4509 170a Avenue
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4C9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Walkout Basement, Walk-up Basement
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Level Land, No Through

Road, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 03

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