

\$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	87
Zoning	Zone 03

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