# \$659,000 - 17044 43 Street, Edmonton

MLS® #E4448885

### \$659,000

3 Bedroom, 2.50 Bathroom, 1,988 sqft Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

LOCATION LOCATION! BACKING WALKING TRAILS! Welcome to this beautifully maintained 2-storey home in the sought-after community of Cy Becker! Situated on a premium lot backing onto scenic walking trails, this home offers the perfect blend of nature and convenience. Enjoy quick access to Manning Town Centre, schools, shopping, parks, and the Anthony Henday â€" all just minutes away! Step inside to discover a spacious open-concept layout featuring a large living room, bright kitchen with pantry, dedicated dining area & 2pc. Upstairs, you'll find 3 generously sized bedrooms including a luxurious primary suite w/ walk-in closets & a private ensuite! A huge bonus room offers added flexibility for a media room or home office. The home also includes 2.5 bathrooms. upper floor laundry, and a double attached garage! The basement is framed and ready for your finishing touch. Whether you're entertaining or enjoying a quiet night in, this home delivers comfort, functionality, and unbeatable location. Don't miss out!







Built in 2014

# **Essential Information**

MLS® # E4448885 Price \$659,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,988

Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 17044 43 Street

Area Edmonton
Subdivision Cy Becker
City Edmonton

County ALBERTA

Province AB

Postal Code T5Y 0Z3

#### **Amenities**

Amenities Off Street Parking, Closet Organizers, Deck, Parking-Extra, Patio, See

Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

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

#### **School Information**

Elementary Dr. Donald Massey
Middle Dr. Donald Massey

## **Additional Information**

Date Listed July 21st, 2025

Days on Market 100

Zoning Zone 03

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