

## \$549,998 - 16832 49 Street, Edmonton

MLS® #E4451122

**\$549,998**

3 Bedroom, 2.50 Bathroom, 1,747 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Located in the heart of Cy Becker with No neighbours at the back. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. All upgraded appliances included. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 5-piece ensuite . The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Henday. It is just minutes from schools, shopping centers, and easy access to the Anthony Henday.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451122  |
| Price          | \$549,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,747     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16832 49 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4G9         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 03          |

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Listing information last updated on September 3rd, 2025 at 4:47pm MDT