

## \$639,900 - 4731 168 Ave Nw, Edmonton

MLS® #E4423502

**\$639,900**

3 Bedroom, 3.00 Bathroom, 2,075 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

QUICK POSSESSION in Cy Becker. Single family home with attached double car garage and SEPARATE SIDE DOOR, walking distance to shopping center and walking trails. The main floor offers living room with open to below 18" ceiling height. The main floor also includes den with bath for your family's needs or office & perfect for schoolwork. The modern designed chef kitchen and spice kitchen boasts full-height tiled backsplash, stone countertops, a chimney hood fan, 42" light two-toned cabinets, and a walk-through pantry leading to the mud room/garage entry. Upstairs, cozy up in the inviting bonus room, along with laundry, a main 4pc bath, and a total of 3 bedrooms. The owner's suite features a spacious walk-in closet fully organized and a luxurious 5pc ensuite with a walk-in shower and soaker tub. Basement has rough ins completed for to make future potential development easier. Must see

Built in 2024

### Essential Information

MLS® #	E4423502
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,075
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4731 168 Ave Nw
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0W3

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	60

## Zoning

## Zone 03

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Listing information last updated on April 30th, 2025 at 8:32am MDT