

## \$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 | 49              |

## Zoning

## Zone 03

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Listing information last updated on April 19th, 2025 at 4:47am MDT