

# \$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 | 13                |
| Zoning         | Zone 03           |

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Listing information last updated on September 4th, 2025 at 8:18am MDT