

\$799,900 - 4509 170a Av Nw, Edmonton

MLS® #E4454264

\$799,900

6 Bedroom, 5.00 Bathroom, 2,300 sqft
Single Family on 0.15 Acres

Cy Becker, Edmonton, Alberta

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. (id:6289)

Built in 2024

Essential Information

Listing #	E4454264
Price	\$799,900
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	2,300
Acres	0.15
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information



Address	4509 170a Av Nw
Subdivision	Cy Becker
City	Edmonton
Province	Alberta
Postal Code	T5Y4C9

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	Cul-de-sac, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	City view

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Humidifier, Microwave Range Hood Combo, Oven - Built-In, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Walk out, Suite

Listing Details

Listing Office	ComFree
----------------	---------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 9:16pm PDT