

## \$449,800 - 4620 175 Avenue, Edmonton

MLS® #E4457647

**\$449,800**

3 Bedroom, 1.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

With close to 1200 sq. ft of liveable area, this house is priced to sell!! The large windows in the living room make it bright and inviting filling it with tons of natural lights. The kitchen still feels new and features quartz countertops, modern cabinetry, and stainless steel appliances, ideal for both everyday living and entertaining. A convenient half bath is by the back entrance. Upstairs, the primary Bedroom provides a peaceful retreat with a walk-in closet. Two more bedrooms and a full bath complete the upstairs. The basement has 9 feet ceiling and is unfinished with rough in for bathroom. The rear door leads to a spacious covered deck, a lovely backyard, & a Double detached garage.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457647  |
| Price          | \$449,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,184     |
| Acres          | 0.00      |
| Year Built     | 2020      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4620 175 Avenue |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4A1         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 3                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 03              |

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