



## 4617 170A Avenue Edmonton AB

\$769,000

APPLIANCES ARE INSTALLED & INCLUDED! Welcome to this stunning TRIPLE ATTACHED GARAGE home in Cy Becker, w/ modern, elegant finishes & upgrades, near ALL amenities. Step inside to find LVP flooring throughout the main floor & upstairs, offering durability & style. A versatile MAIN FLOOR bed/office space & FULL bath provide flexibility for guests, family or work-from-home needs. The living rm boasts an open-to-above great rm, filling the home w/natural light. The spacious dining area flows seamlessly into the chef-inspired kitchen, featuring custom cabinetry, QUARTZ countertops, a large island, & a walkthrough SPICE KITCHEN. Upstairs, discover 4 spacious bdrms, incl. TWO primary suites, perfect for the whole family. Enjoy the bonus rm & conveniently located laundry. The primary retreat features a tray ceiling, a large walk-in closet, & a luxurious 5-pc ensuite w/ a custom shower, soaker tub, & dual sinks, creating a spa-like oasis. A SEPARATE ENTRANCE to the unfinished basement offers future income potential.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

chris@maxwellrealty.ca  
<http://forsaleveg.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)