



## 4696 175 Avenue Edmonton AB

\$450,000

Move-in ready, like-new home on a large pie-shaped corner lot in Cy Becker! This home built in 2020 is in excellent condition & just steps to walking trails & the pond. It offers 3 bdrms, 2.5 baths, bonus room, 2nd floor laundry, side entrance to basement w/ rough-ins for future bath & kitchen, 9ft ceilings, quartz countertops throughout, double-tiered deck w/ pergola, fully landscaped yard, double garage & more! South-facing w/ large windows bring in tons of natural light into the open concept main floor. It features an L-shaped kitchen w/ island, lots of counter space, s/s appliances, pantry & an oversized window above the sink overlooks the backyard. The primary suite has an ensuite & large walk-in closet & is separated from the other 2 bdrms by the bonus room, shared bath & laundry. Just a short walk to Cy Becker Playground & Spray Park, easy access to Anthony Henday, 15 min to Fort Saskatchewan & Sherwood park & under 5 min to all amenities at Manning Town Centre & Hollick Kenyon Shopping Centre.

Listing Presented By:



Originally Listed by:  
Real Broker

amylongrealestate@gmail.com  
<https://myedmontonhome.ca>

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)