

## \$630,000 - 271 Cy Becker Boulevard, Edmonton

MLS® #E4427782

**\$630,000**

2 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Meticulously kept BUNGALOW at the end of a CUL-DE-SAC. Curb appeal is IMPRESSIVE w/ contrasting colors that draw you in! Entry is inviting & SPACIOUS w/ large TILED flooring & a 2 piece guest bath; enter into an OVERSIZED dream garage w/ DIAMOND coat floor, HEATER & cabinets. MAIN FLOOR laundry is a treat! Relax in the Primary bedroom w/ a WALK-IN CLOSET & LUXURY 5 piece ensuite including a double vanity, QUARTZ counters, SOAKER TUB & a TILED SHOWER w/ a glass wall. Eat in the WHITE island kitchen w/ custom QUARTZ, TILED BACK SPLASH, soft close, pantry & UPGRADED appliances. Eat in the dining room w/ access to the COMPOSITE DECK, excellent for BBQ's. Entertain in the BRIGHT living room overlooking the rear yard. Base-Mint! Finished w/ a large bedroom, full bath w/ QUARTZ and rec room that has a corner GAS FIREPLACE, perfect for movie nights! The utility room has EXTRA storage space. Rear yard is FULLY FENCED, landscaped and ready for outdoor enjoyment. Shows as NEW, see it you'll LOVE this place!

Built in 2018

### Essential Information

MLS® # E4427782

Price \$630,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 271 Cy Becker Boulevard |
| Area        | Edmonton                |
| Subdivision | Cy Becker               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 3R6                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck                               |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Over Sized |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Belvedere      |
| Middle     | Steele Heights |
| High       | M.E. Lazerte   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 03          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:32am MDT