

## \$475,000 - 17135 38 Street, Edmonton

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MLS® #E4458697

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,622 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this beautifully maintained home in the highly sought-after community of Cy Becker! With 3 bedrooms and 2.5 bathrooms, this property offers the ideal combination of space, comfort, and style. The main floor features an open-concept layout with bright, spacious living and dining areas, perfect for everyday living or entertaining guests. The kitchen is well-equipped with modern appliances, ample counter space, and a convenient pantry. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and full ensuite. Step outside to a large deck and fully landscaped backyard perfect for summer barbecues & relaxing evenings. Located just minutes from schools, shopping centers, and quick access to the Anthony Henday. Surrounded by parks, playgrounds, and walking trails, this friendly neighborhood is perfect for families and outdoor lovers alike. A fantastic opportunity to own a quality home in a growing, vibrant community!

Built in 2017

### Essential Information

MLS® # E4458697

Price \$475,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,622                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17135 38 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3R7         |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                             |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 14                   |
| Zoning         | Zone 03              |

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Listing information last updated on October 3rd, 2025 at 4:02am MDT