

# **\$550,000 - 4727 177 Avenue, Edmonton**

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MLS® #E4442333

**\$550,000**

4 Bedroom, 3.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to your dream home with A LEGAL SUITE in CY BECKER! This exquisite 4-bedroom, 3.5-bathroom property combines modern elegance with practical functionality, perfect for families and investors alike. From the moment you step inside, you're greeted by a bright, open concept layout, beautifully lit. The stunning kitchen features sleek gray cabinetry, stainless steel appliances, a central island, and warm wood flooring extending into the cozy living area – ideal for entertaining or intimate family gatherings. Upstairs, you'll find 3 spacious bedrooms & a BONUS RM with plush carpeting and ample closet space, including a primary bedroom complete with an ensuite bath. The added bonus? A fully legal suite with OWN SEPARATE ENTRANCE downstairs provides a fantastic opportunity for rental income or private guest accommodations. Outside, a landscaped yard offers a perfect spot for relaxation or summer BBQ. Double Detached Garage for your use. Located in a friendly neighborhood with easy access to Henday



Built in 2023

## **Essential Information**

MLS® #                      E4442333

Price                         \$550,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,472
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	4727 177 Avenue
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4G4

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	12
Zoning	Zone 03

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Listing information last updated on June 25th, 2025 at 7:47am MDT