

## \$630,900 - 4731 168 Ave Nw, Edmonton

MLS® #E4433916

**\$630,900**

3 Bedroom, 3.00 Bathroom, 2,075 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

QUICK POSSESSION in Cy Becker. Single family home with attached double car garage and SEPARATE SIDE DOOR, walking distance to shopping center and walking trails. The main floor offers living room with open to below 18" ceiling height. The main floor also includes den with bath for your family's needs or office & perfect for schoolwork. The modern designed chef kitchen and spice kitchen boasts full-height tiled backsplash, stone countertops, a chimney hood fan, 42" light two-toned cabinets, and a walk-through pantry leading to the mud room/garage entry. Upstairs, cozy up in the inviting bonus room, along with laundry, a main 4pc bath, and a total of 3 bedrooms. The owner's suite features a spacious walk-in closet fully organized and a luxurious 5pc ensuite with a walk-in shower and soaker tub. Basement has rough ins completed for to make future potential development easier. Must see

Built in 2024

### Essential Information

MLS® #	E4433916
Price	\$630,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,075
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4731 168 Ave Nw
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0W3

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	23

## 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 24th, 2025 at 4:02am MDT