

## \$849,900 - 17079 46 Street, Edmonton

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MLS® #E4457413

**\$849,900**

4 Bedroom, 4.50 Bathroom, 3,122 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this exceptional custom 2 storey built by Coventry Homes, tucked away in a prestigious cul-de-sac, offering over 4,300 sq ft of exquisitely designed living space. This 4 bed, 5 bath masterpiece showcases state-of-the-art architecture and timeless elegance. A grand foyer welcomes you with soaring ceilings and natural light. The chef's kitchen is a showstopper—Quartz counters, double ovens, gas cooktop, large island & butler's pantry—perfect for entertaining. The open dining area flows to a composite deck, while the living room stuns with a gas fireplace and designer finishes. A curved, open-rise staircase leads to 3 spacious bedrooms—each with a private ensuite—plus an elegant bonus room & upper laundry. The fully finished basement is a luxurious retreat with a rec room, wet bar, fireplace, 4th bedroom w/ walk-in closet, private laundry & full bath. Central A/C, high-end finishes throughout, and unbeatable access to Anthony Henday, top schools, parks & upscale shopping complete this dream home.

Built in 2020

### Essential Information

MLS® # E4457413

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,122                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17079 46 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4B1         |

### Amenities

|                |                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Fire Pit, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                   |
| Parking        | Double Garage Attached, Heated                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                 |
| Fireplaces        | Glass Door, Mantel                                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                                                   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 64                   |
| Zoning         | Zone 03              |

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Listing information last updated on November 15th, 2025 at 5:32am MST