

Courtesy Of Sunny Verma Of Initia Real Estate

## \$449,800 - 4620 175 Avenue, Edmonton

MLS® #E4457647

**\$449,800**

4 Bedroom, 2.50 Bathroom, 1,184 sqft  
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

With close to 1650 sq. ft of liveable area, this house is priced to sell!! The large windows in the living room make it bright and inviting filling it with tons of natural lights. The kitchen still feels new and features quartz countertops, modern cabinetry, and stainless steel appliances, ideal for both everyday living and entertaining. A convenient half bath is by the back entrance. Upstairs, the primary Bedroom provides a peaceful retreat with a walk-in closet. Two more bedrooms and a full bath complete the upstairs. The basement has 9 feet ceiling and is finished with a bedroom/Rec room, a full bath and laundry. The rear door leads to a spacious covered deck, a lovely backyard, & a Double detached garage.

Built in 2020

### Essential Information

MLS® #	E4457647
Price	\$449,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	2020



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4620 175 Avenue
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4A1

### **Amenities**

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	10
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 September 22nd, 2025 at 12:02pm MDT