

# \$635,000 - 4214 171a Avenue, Edmonton

MLS® #E4439372

## \$635,000

4 Bedroom, 2.50 Bathroom, 2,390 sqft  
Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Discover your dream home in this immaculate 4 bedroom 2,389 sq ft home that backs onto a park! This like-new residence boasts an open-concept kitchen perfect for entertaining, flooded with natural light throughout. Triple car garage provides ample vehicle storage and workspace for projects. 4 upstairs bedrooms and laundry upstairs keeps the family close and clean! Fully fenced yard creates a safe haven for furry family members while kids enjoy endless adventures in the adjacent park featuring Playground & Spray Deck. Eco-friendly solar panels significantly reduce monthly energy costs. Bright, sunny interiors create a warm, welcoming atmosphere year-round. Every detail designed with family living in mind. Move-in ready perfection awaits - your family's new chapter starts here!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439372  |
| Price          | \$635,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,390     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4214 171a Avenue |
| Area        | Edmonton         |
| Subdivision | Cy Becker        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0Z7          |

### Amenities

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, Solar Equipment |
| Parking Spaces | 5                                                                                                                                                                       |
| Parking        | Triple Garage Attached                                                                                                                                                  |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Glass Door, Mantel                                                                                                          |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St Bonaventure  
Middle                              Steel Heights  
High                                 ME Lazerte

**Additional Information**

Date Listed                      May 30th, 2025  
Days on Market                91  
Zoning                              Zone 03

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