

## \$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 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 equipment & 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                41  
Zoning                              Zone 03

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