

## **\$502,900 - 4675 177 Avenue, Edmonton**

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MLS® #E4431657

**\$502,900**

4 Bedroom, 3.00 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

The Sylvan exudes elegance & superior craftsmanship. Enveloped in LVP Flooring throughout the main floor, the inviting foyer offers a walk in coat closet & leads to a cozy great room filled with an abundance of natural light. The kitchen, a hub of functionality, showcases beautiful quartz counters, convenient island, ample thermofoil cabinets completed with soft-close doors and drawers, an OTR microwave & roomy pantry. The rear of the home offers a nook, flooded with natural light. This area also presents a main floor bedroom, full 3pc bath & a garden door, efficiently segues into the outdoor space. This model includes a parking pad, with versatility to upgrade to a detached DBL garage. The upper floor is a blend of practicality & comfort, presenting a brightly lit primary with a walk-in closet & 3pc ensuite. An add. 3pc bath, laundry closet & comfortable two bedrooms, each with ample closets, round out this level. 9ft ceilings on main & basement levels, separate side entry & basement R/I plumbing.



Built in 2025

### **Essential Information**

MLS® #                      E4431657

Price                        \$502,900

Bedrooms                4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,582                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4675 177 Avenue |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 4G4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Television Connection, Green Building, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed April 18th, 2025

Days on Market 2

Zoning Zone 03

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Listing information last updated on April 20th, 2025 at 4:47pm MDT