

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

---

MLS® #E4431657

**\$502,900**

4 Bedroom, 3.00 Bathroom, 1,611 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	1,611
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       12  
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 April 29th, 2025 at 11:02pm MDT