

# \$465,555 - 3815 170 Avenue, Edmonton

MLS® #E4462580

**\$465,555**

4 Bedroom, 3.50 Bathroom, 1,660 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

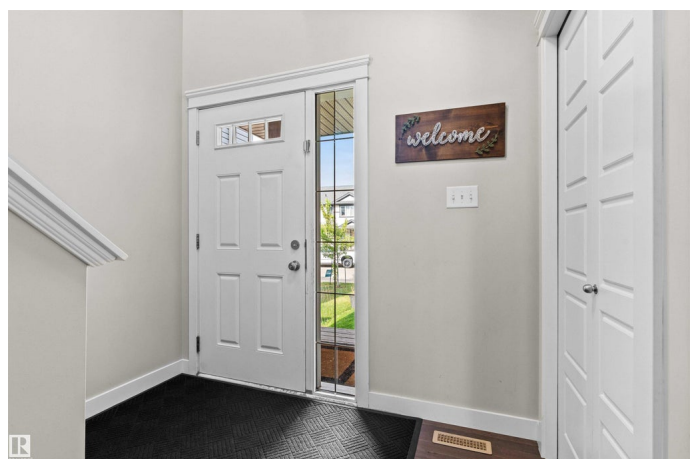
FULLY FINISHED | 4 BEDROOMS | 3.5 BATHROOMS | CENTRAL A/C | LARGE FENCED YARD! Welcome to the vibrant, family-friendly community of Cy Becker—one of Edmonton's most desirable neighbourhoods! Surrounded by parks, walking trails, top-rated schools, & just minutes from Manning & Clareview Town Centres, this location truly has it all. Step inside to a bright open-concept main floor featuring a spacious great room with elegant hardwood floors & a modern kitchen complete with granite countertops, full-height tile backsplash, a large island, and a convenient walk-through pantry. Upstairs, you'll find a stunning primary suite with vaulted ceilings, a 4-piece ensuite, & a walk-through closet, plus two additional bedrooms, a cozy bonus room, a full bathroom, & laundry on the same level for added ease. The fully finished basement provides additional living space, offering a fourth bedroom and a full bathroom—ideal for guests, teen, or extended family. For the family you have a fully fenced backyard & central A/C.

Built in 2016

## Essential Information

MLS® # E4462580

Price \$465,555



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,660         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3815 170 Avenue |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3S2         |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Glass Door                                                                 |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Belvedere School      |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 03            |

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Listing information last updated on October 25th, 2025 at 5:32am MDT