

## \$568,900 - 17023 38 Street, Edmonton

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MLS® #E4454200

### \$568,900

3 Bedroom, 3.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to this stunning well kept Pacesetter Avery home in the award-winning Cy Becker community! Backing onto green space with no rear neighbors, this 1,700+ sq ft home offers 3 bedrooms, 4 bathrooms and a modern open-concept design. The main floor features a chef's style kitchen with walkthrough pantry, spacious dining and living areas, plus a convenient bathroom. Upstairs you'll find a large primary suite with ensuite, laundry, full bath, bonus room, and 2 generous bedrooms. The finished basement adds a full bath, 2 versatile rec areas—one easily converted into a 4th bedroom—and excellent storage. Outside, enjoy a private retreat with a rock waterfall, brick patio, and endless sunshine. Close to schools, shopping, and quick highway access.



Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454200  |
| Price          | \$568,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,740     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17023 38 Street |
| Area        | Edmonton        |
| Subdivision | Cy Becker       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3S1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Appliances        | Dryer, Hood Fan, Oven, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                       |
| Stories           | 3                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 50                |
| Zoning         | Zone 03           |



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Listing information last updated on October 11th, 2025 at 5:02pm MDT