

## \$669,900 - 16939 49 Street, Edmonton

MLS® #E4447074

**\$669,900**

3 Bedroom, 3.00 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to 16939 49 St NW! This stunning 2-storey home is located in the new Cy Becker Landing community and is surrounded by parks, trails, ponds, and sport courts. You'll notice how big and bright the home is, offering 2,214 Sq Ft above grade with a separate side entrance! Featuring 3 bedrooms plus a main floor office and 3 full baths, this open-concept layout includes an upper-level bonus room and laundry. Upgrades throughout: luxury vinyl plank flooring, a dramatic great room with feature wall and electric fireplace, and open-to-below iron spindle railing. The chef's kitchen boasts quartz counters, soft-close cabinetry, a huge center island, and a walk-thru pantry leading to the mudroom. Step outside to the massive, fully landscaped yard through patio doors. The primary offers a spa-like 5-pc ensuite with soaker tub, glass shower, dual sinks, and oversized walk-in closet. Two additional bedrooms also include walk-in closets. Complete with an oversized double garage and a functional mudroom entry.

Built in 2024

### Essential Information

MLS® # E4447074

Price \$669,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,244
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16939 49 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 5G9

### Amenities

Amenities	Ceiling 9 ft., Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
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 July 11th, 2025 at 12:47pm MDT