

## \$659,900 - 16939 49 Street, Edmonton

MLS® #E4447074

**\$659,900**

3 Bedroom, 3.00 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

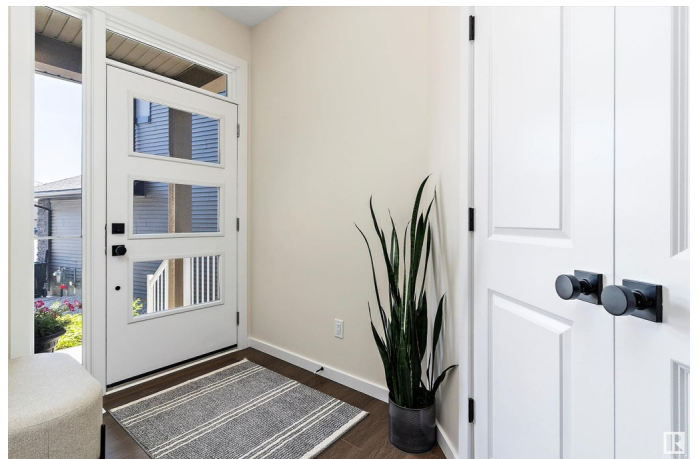
Welcome to 16939 49 St NW! This stunning 2-storey home is located in the new Cy Becker Landing community and is surrounded by parks, trails, ponds, and sport courts. You'll notice how big and bright the home is, offering 2,214 Sq Ft above grade with a separate side entrance! Featuring 3 bedrooms plus 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 \$659,900



|                |                        |
|----------------|------------------------|
| 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 | 23              |
| Zoning         | Zone 03         |

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT