

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

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-Microwave, Refrigerator, Stove-Electric, 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	1
Zoning	Zone 03

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