

## \$341,000 - 9 165 Cy Becker Boulevard, Edmonton

MLS® #E4462618

**\$341,000**

3 Bedroom, 2.50 Bathroom, 1,585 sqft

Condo / Townhouse on 0.00 Acres

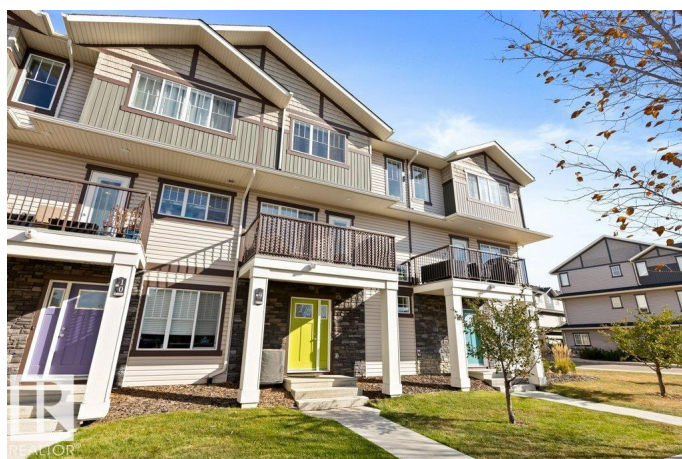
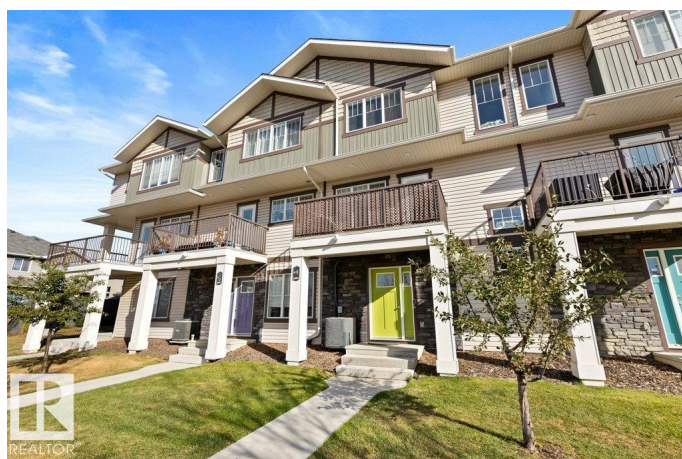
Cy Becker, Edmonton, AB

Welcome to this beautifully maintained home in the vibrant community of Cy Becker. With over 1,580 sq. ft. of modern living, this home impresses from the moment you walk in. The bright, open-concept main floor features a beautiful kitchen with quartz countertops and stainless steel appliances. Dining and living areas provide the perfect space for family time or entertaining. Upstairs offers three generous bedrooms, including a primary suite with private ensuite and walk-in closet, plus another full bathroom. Convenient main level laundry adds functionality, and the entry level includes a practical storage area to keep everything organized. Enjoy morning coffee or evening sunsets on the large balcony, in a quiet setting with easy access to the Anthony Henday and Yellowhead Trail. With low condo fees and a double attached garage, this home combines style, comfort, and incredible value.

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462618  |
| Price      | \$341,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,585             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9 165 Cy Becker Boulevard |
| Area        | Edmonton                  |
| Subdivision | Cy Becker                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 3R4                   |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Smoking Home, Storage-In-Suite |
| Parking   | Double Garage Attached                                                      |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | None, No Basement                                                                                                                                                          |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Flat Site, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 03            |
| Condo Fee      | \$216              |

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 October 28th, 2025 at 10:02am MDT