

## \$350,000 - 32 165 Cy Becker Boulevard, Edmonton

MLS® #E4445791

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,131 sqft

Condo / Townhouse on 0.00 Acres

Cy Becker, Edmonton, AB

Discover the perfect blend of comfort and modern living in this stunning end unit located in Altius/Cy Becker. With air conditioning, a double attached garage, and a private balcony offering a stunning view of the surrounding green space and trees, this home is a true retreat. Step inside to discover a wonderfully open-concept kitchen featuring a floor plan that showcases sleek stainless steel appliances, elegant quartz countertops, additional shelving, and a spacious breakfast bar island. Convenience is key with a laundry room and a 2-piece bathroom located on the main floor. Head upstairs, where the primary bedroom awaits, complete with its 4-piece bath and large south-facing windows. You'll also find two additional generously sized bedrooms and a well-appointed main bathroom. A condo fee is \$216.04 a month. This home is ideally situated just minutes away from Manning Drive, Anthony Henday, shopping, schools, and Edmonton Transit, making it a prime location for both convenience and enjoyment.

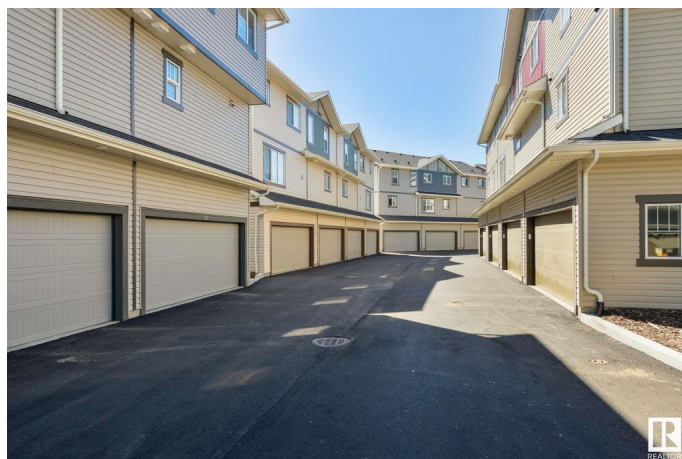
Built in 2019

### Essential Information

MLS® # E4445791

Price \$350,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,131             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 32 165 Cy Becker Boulevard |
| Area        | Edmonton                   |
| Subdivision | Cy Becker                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 6M1                    |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby, See |

|              |                    |
|--------------|--------------------|
|              | Remarks            |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 3              |
| Zoning         | Zone 03        |
| Condo Fee      | \$216          |

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Listing information last updated on July 7th, 2025 at 3:32am MDT