

## \$699,752 - 16799 36 Street, Edmonton

MLS® #E4432756

**\$699,752**

3 Bedroom, 2.50 Bathroom, 2,569 sqft

Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Imagine your family's life unfolding in a sunlit, modern haven in Edmonton's Cy Becker neighbourhood. Step into an expansive open living space where gatherings become a cherished ritual, and the elegant dining room—with its inviting coffered ceiling—sets the stage for meals that bring everyone together. The gourmet kitchen inspires culinary adventures, while upstairs, a serene master suite and three bedrooms nurture restful nights and joyful mornings. A versatile bonus room invites creativity, and a finished double garage adds everyday convenience. Outside, a refined patio and a tranquil, landscaped backyard form the perfect backdrop for laughter-filled gatherings and quiet moments of reflection. Enjoy community perks with excellent schools, inviting parks, local shopping, and friendly neighbours who foster a warm, welcoming atmosphere. This home isn't just a residence—it's where your family's best memories are waiting to be made.

Built in 2015

### Essential Information

MLS® # E4432756

Price \$699,752

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,569
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16799 36 Street
Area	Edmonton
Subdivision	Cy Becker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0X8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025

Days on Market                6

Zoning                            Zone 03

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