

# \$349,555 - 23 165 Cy Becker Boulevard, Edmonton

MLS® #E4462488

**\$349,555**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Condo / Townhouse on 0.00 Acres

Cy Becker, Edmonton, AB

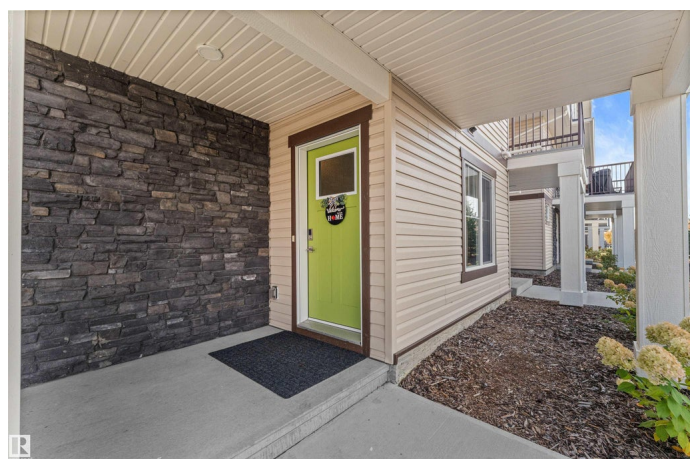
FULLY UPGRADED END UNIT w/LOW CONDO FEES, CENTRAL A/C & DOUBLE ATTACHED GARAGE! Welcome to Cy Becker, one of North Edmonton's most desirable communities! With quick access to Manning Drive, Manning T.C, Clareview Rec Centre, Costco, Save-On-Foods, the Henday, & Yellowhead Trail, this isn't just another listing—it's the perfect place to call home. Step inside to a spacious ground-level flex area that's ideal for a mudroom or office—tailored to your lifestyle. Upstairs, you'll love the bright, open-concept living & dining area featuring a modern fireplace, floor-to-ceiling kitchen cabinetry, quartz countertops, upgraded sink, & s/s appliances. Enjoy a versatile den (or 4th bedroom!), a convenient powder room, + a large balcony perfect for morning coffee. The upper level offers 3 generous bedrooms, including a primary suite with a private ensuite & spacious closet, + another full bathroom & a dedicated laundry room for convenience. W/Low condo fees of \$216 & all the upgrades, this is the one!!

Built in 2020

## Essential Information

MLS® # E4462488

Price \$349,555



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,587             |
| Acres          | 0.00              |
| Year Built     | 2020              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 23 165 Cy Becker Boulevard |
| Area        | Edmonton                   |
| Subdivision | Cy Becker                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 6M1                    |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Fireplace         | Yes                                                                                         |
| Fireplaces        | Heatilator/Fan                                                                              |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Belvedere School      |
| Middle     | Steele Heights School |
| High       | M.E. LaZerte School   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 03            |
| Condo Fee      | \$216              |

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Listing information last updated on October 19th, 2025 at 4:47am MDT