

## \$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	2
Zoning	Zone 03
Condo Fee	\$216

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