

## \$342,000 - 78 165 Cy Becker Boulevard, Edmonton

MLS® #E4462764

**\$342,000**

3 Bedroom, 2.50 Bathroom, 1,440 sqft  
Condo / Townhouse on 0.00 Acres

Cy Becker, Edmonton, AB

Great investment/revenue property \$2100+ per month rental income!! Stylish 3-Bed, 3-Bath Townhouse, minutes from Manning & the Henday! This bright 3-story home checks all the boxes - great location, low condo fees, and a modern layout you'll love. The main floor offers a double attached garage, a welcoming foyer, and handy storage/utility space. The second floor is open and airy with spacious living and dining areas, a modern kitchen, and a balcony overlooking the courtyard; great for enjoying a morning coffee or an evening wind-down. Upstairs, you'll find 3 comfortable bedrooms, including a primary with an ensuite. Snow removal and lawn care are taken care of - just move in and enjoy!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462764  |
| Price          | \$342,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,440     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2017              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 78 165 Cy Becker Boulevard |
| Area        | Edmonton                   |
| Subdivision | Cy Becker                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 3R4                    |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stone, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 28                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 03 |
| Condo Fee | \$216   |

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Listing information last updated on November 16th, 2025 at 10:47pm MST