

## **\$449,000 - 17211 107 Street, Edmonton**

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MLS® #E4433769

**\$449,000**

5 Bedroom, 2.00 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Just steps from a school, situated on a large lot, and perfectly appointed with 5 total bedrooms, this beautiful Baturyn bilevel with over 2,000 total sqr ft is move in ready and waiting for you and your family to enjoy! Thoughtfully upgraded to include central a/c, newer shingles, vinyl windows, and newer flooring... just to name a few. You'll feel welcomed into this home from the start thanks to the natural flow and large windows throughout the upper floor. The kitchen has been renovated to include granite countertops and stainless steel appliances including a gas stove! Off the dining is double doors leading out to the two tiered deck, spacious backyard, and double detached garage. The main floor of the home has 3 bedrooms plus a renovated and modern full bathroom. In the basement (complete w/ separate entrance from the back) the high ceilings and large windows allow you to enjoy the two large bedrooms, rec room, additional full bathroom and laundry. The perfect family home awaits!



Built in 1977

### **Essential Information**

MLS® #	E4433769
Price	\$449,000
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,223
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	17211 107 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3H5

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Air Conditioning-Central, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      15  
Zoning                Zone 27

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