

## **\$399,000 - 3604 17 Avenue, Edmonton**

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MLS® #E4434284

**\$399,000**

3 Bedroom, 3.00 Bathroom, 950 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this BEAUTIFULLY UPDATED home W/ PERMITTED BSMNT SUITE in South Edmonton! Perfect for FAMILIES or savvy INVESTORS! Featuring 3 BEDS + DEN, THREE 4-PC BATH, 2 KITCHENS, & SEPARATE ENTRANCE to the BSMT - over 1,820 SQFT on 4 levels! The main level boasts a bright, open layout, complemented by FRESH PAINT & NEW FLOORNG. The 3 MODERNIZED FULL BATH are stylish & functional; efficient kitchen has STAINLESS STEEL APPLNCES; while the FULLY PERMITTED BSMNT SUITE comes complete w/ its OWN KITCHEN & A SEPARATE WALK UP ENTRANCE, offering fantastic RENTAL potential! Situated on a MASSIVE CORNER LOT, FULLY FENCED W/ GATES, it provides ample outdoor space, a DETCHD SINGLE OVRsze GRGE, & tons of extra parkingâ€”perfect for guests, tenants, or a growing vehicle collection. Additional highlights include a RECENTLY REPLACED ROOF (house 2022), HRV, PATIO, giving peace of mind & adding value for yrs to come. Donâ€™t miss this incredible opportunity to own a MOVE-IN READY home w/ INCOME potential in a PRIME LOCATION!



Built in 1979

### **Essential Information**

MLS® #	E4434284
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	950
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3604 17 Avenue
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2N6

### Amenities

Amenities	Crawl Space, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Walk-up Basement, HRV System
Parking Spaces	2
Parking	Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Daly Grove School
Middle	T.D. Baker School/MCS
High	W.P. Wagner School/Holy Tr

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	3
Zoning	Zone 29

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Listing information last updated on May 6th, 2025 at 2:32am MDT