

Courtesy Of Travis S Simpson Of Exp Realty

## \$424,900 - 17021 108 Street, Edmonton

MLS® #E4455107

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Beautiful 4-bedroom home offering 1,956 sq ft of living space in the desirable community of Baturyn! The main floor features a bright living room, a dining area, and a functional kitchen. Upstairs includes 3 bedrooms, including a spacious primary with ensuite and a separate full bath. The lower level offers a 4th bedroom, full bathroom, separate side entrance and a cozy family room with patio doors leading to a large sunroom. Through the sunroom you enter a large back yard with an apple tree, garden bed and room for RV Parking! In the unfinished basement you'll find the laundry and tons of storage complete with your own workshop bench/space. Enjoy a large double attached garage and spacious lot all in a cul-de-sac setting—perfect for families! Just steps from walking trails, two elementary schools, parks, the YMCA, and other amenities.

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455107  |
| Price      | \$424,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,957                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17021 108 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3C3          |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | No Smoking Home, R.V. Storage, Sunroom, See Remarks |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Brick, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

Date Listed August 28th, 2025

Days on Market 11

Zoning Zone 27

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