

# \$549,000 - 17104 111 Street, Edmonton

MLS® #E4434437

**\$549,000**

5 Bedroom, 3.50 Bathroom, 2,364 sqft  
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

This corner-lot home with 3037 Sqft of Total living space in Baturyn has potential as a future licensed daycare or group home site! In a family-friendly community, it's just a short walk to public and Catholic elementary schools, playgrounds, and parks. Inside, the main floor features expansive living spaces, including a formal living room with a fireplace, a bright dining area, a cozy breakfast nook, and a den. The kitchen offers great functionality and is positioned to overlook both the family and breakfast areas, ideal for keeping an eye on little ones or hosting. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, as well as a large 5-piece main bath. The basement suit is A LEGAL SUITE and has two large bedrooms, a full kitchen, laundry, a 4-piece bathroom, and a massive living room. Key updates include a new roof in 2019, furnace in 2018, and new sidewalks poured by the City of Edmonton in 2024.



Built in 1979

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4434437  |
| Price    | \$549,000 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,364                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17104 111 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3N1          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Hot Water Natural Gas, See Remarks |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                         |
| Stories           | 3                                                                                                                              |
| Has Suite         | Yes                                                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public |

|              |                                                                  |
|--------------|------------------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof         | Asphalt Shingles                                                 |
| Construction | Wood, Vinyl                                                      |
| Foundation   | Concrete Perimeter                                               |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 15            |
| Zoning         | Zone 27       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2025 at 8:02pm MDT