

## **\$453,888 - 17312 111 Street, Edmonton**

MLS® #E4439679

**\$453,888**

4 Bedroom, 3.00 Bathroom, 1,467 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Family Home in Baturyn Awaits!....This Spacious 4Level Split showcases 4 Beds, 3 Full Baths, Fresh Paint and over 2500sqft of living space. Most Recent UPGRADES are the newer Fence, Carpet on upper level, main Bath with corner Jacuzzi (with waterfall and shower wand), and Vinyl Windows on front of the home(Living room & Primary Bedroom). Additional Highlights include Stainless Steel Appliances, ample cupboards space, peninsula island with built-in cutting board, Roughed-in Vacuum, Cold Room and Concrete Patio offering extended living space. Adding even more Value is the fully fenced west facing backyard, oversized front attached double garage, Newer Shingles (2018), Newer High Efficient Furnaces (2), High Efficient Hot Water Tank and brick facing, wood-burning Fireplace. Close proximity to Schools, Shopping, Restaurants, along with easy access to Anthony Henday, ENSURES A SOUND INVESTMENT!...REWARD YOURSELF TODAY!

Built in 1979

### **Essential Information**

MLS® # E4439679

Price \$453,888

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,467                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 17312 111 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3J8          |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Fire Pit, Patio  |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Front Drive Access, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 27        |

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Listing information last updated on June 9th, 2025 at 3:02am MDT