

## \$448,800 - 16908 108 Street, Edmonton

MLS® #E4432692

**\$448,800**

4 Bedroom, 2.50 Bathroom, 1,321 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this well LOVED home with over 2100 sqft of living space and only a short walk to multiple schools, playgrounds and shopping. This 4 bedroom, 3 baths home offers lots of living space for the entire family. The main floor is bright and boasts an expansive Living & Dining Rms as well as a huge Kitchen with lots of cabinets and space for a large Island. You'll appreciate upgrades such as hardwood, ceramic tiled floors, water tank 2019, humidifier 2024, most windows 2018 and Gutter Guards were installed for easy maintenance. The Master Bdrm accommodates King Size furniture, has His/Hers Closets and a private ensuite. The additional bedrooms are all carpet free and excellent sizes. The 3rd level has an additional Bedroom, Laundry Rm with sink, Bathroom and large Family Rm with Gas Fireplace to cozy up to. The basement level has a large Flex Rm perfect for Kids Play Area, Gaming, Exercise Rm, or even a Pool Table. You'll LOVE the OVERSIZE Double Garage, fenced yard, Garden & space for RV Parking.

Built in 1977

### Essential Information

MLS® # E4432692

Price \$448,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	16908 108 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3C4

### Amenities

Amenities	See Remarks
Parking Spaces	5
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Lucy, Bishop Savaryn
Middle	Mary Butterworth
High	O'Leary, M.E LaZerte

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	5
Zoning	Zone 27

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Listing information last updated on April 30th, 2025 at 5:17am MDT