

## \$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	17
Zoning	Zone 27

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