

## \$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, you'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	42
Zoning	Zone 27

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