

## **\$350,000 - 17052 98 Street, Edmonton**

MLS® #E4439577

**\$350,000**

3 Bedroom, 2.00 Bathroom, 779 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Fantastic 3 bed + 2 full bath home with AC!! This bright beautiful bi-level offers plenty of space both up and down. 2 good size bedrooms and a 4 piece bath are located on the main floor, just down the hall from the large living room finished with hardwood floors. The dine in kitchen is next with loads of cupboard space, slate flooring, and stainless steel appliances. From there, step out into the afternoon sunshine onto the large tiered deck where you can bbq, lounge, and enjoy the spacious backyard! The lower level of this home is also well lit and fully developed with a large living room, laundry room, additional bedroom, and second full bath. Many upgrades over the past years to windows, bathrooms, and more. Plus new shingles and Heat Pump/AC unit installed just last year!!

Built in 1977

### **Essential Information**

MLS® #	E4439577
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	779
Acres	0.00
Year Built	1977



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	17052 98 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3G6

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Front Drive Access, No Garage, Tandem

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Heat Pump, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	18
Zoning	Zone 27

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