

# \$169,900 - 17117 109 Street, Edmonton

MLS® #E4429725

**\$169,900**

3 Bedroom, 1.50 Bathroom, 1,080 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

This charming 2-storey corner unit townhouse is located in the desirable community of Baturyn. Offering 3 spacious bedrooms and 1.5 bathrooms, this home is perfect for families. The main floor features a bright living room with a cozy fireplace, a functional kitchen, a dining area, and a convenient 2pc bathroom. Upstairs, you'll find 3 generous bedrooms and a 4pc bathroom. The backyard is fenced and landscaped, providing a private outdoor retreat. With one outdoor parking stall and close proximity to schools, playgrounds, and amenities, this home is an excellent choice for convenience and comfort. Don't miss out on this great opportunity!

Built in 1977

## Essential Information

MLS® #	E4429725
Price	\$169,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	1977
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17117 109 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3E2

### **Amenities**

Amenities	Parking-Visitor
Parking	Stall

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **School Information**

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	5
Zoning	Zone 27
Condo Fee	\$336

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Listing information last updated on April 13th, 2025 at 10:17am MDT