

Courtesy Of Shawn Moore-Lyons Of Greater Property Group

## \$265,000 - 16922 109 Street, Edmonton

MLS® #E4430403

**\$265,000**

3 Bedroom, 1.50 Bathroom, 1,168 sqft  
Condo / Townhouse on 0.00 Acres

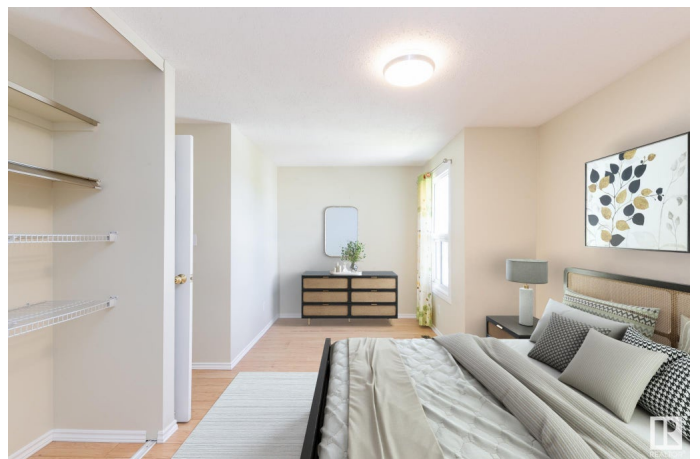
Baturyn, Edmonton, AB

Step into this bright and inviting 4-level split end-unit townhome in the family-friendly community of Baturyn. Backing onto a quiet green space, this home features a private fenced yard, a refreshed deck, and a lovely plum tree—perfect for relaxing outdoors. Inside, natural light fills every level through large vinyl windows. The entry level offers a welcoming foyer, a convenient 2-piece bath, garage access, and entry to the basement. Up a few steps, the spacious family room features vaulted ceilings and direct access to the backyard. The next level hosts a cozy dining area, a well-lit kitchen, and a front-facing balcony to enjoy your morning coffee. On the top floor, you'll find three comfortable bedrooms and a full 4-piece bathroom. The basement includes laundry, ample storage, and space to create a home office or playroom. Ideally located near parks, schools, shopping, and with easy access to Anthony Henday Drive, this home is move-in ready for its next chapter.

Built in 1976

### Essential Information

MLS® #	E4430403
Price	\$265,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	16922 109 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2J3

### **Amenities**

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Appliances	Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, No Through Road, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 11th, 2025
Days on Market	2
Zoning	Zone 27
Condo Fee	\$471

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Listing information last updated on April 13th, 2025 at 10:32am MDT