

# \$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, youâ€™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	7
Zoning	Zone 27

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