

\$599,996 - 11106 173a Avenue, Edmonton

MLS® #E4461293

\$599,996

4 Bedroom, 3.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

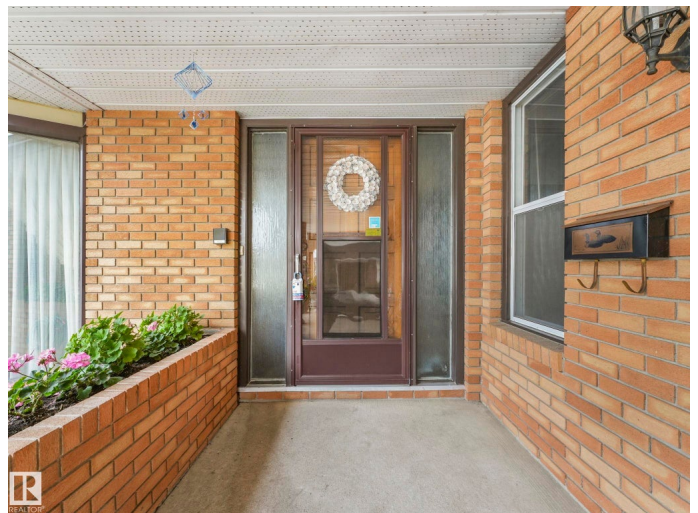
Baturyn, Edmonton, AB

Spacious Family Home on Over 1,000 sq. m Lot Quiet Cul-de-Sac Location Location, location! This immaculate 5-bedroom, 3.5-bathroom two-storey home sits on a massive 1,000+ sq. meter lot at the end of a peaceful street. Pride of ownership is evident throughout. Inside, youâ€™ll find a bright country kitchen open to the family room, complete with a cozy wood-burning fireplace. The main floor also includes formal living and dining areas, plus a versatile bedroom or office. Upstairs, thereâ€™s plenty of space for family living, and the f/f basement adds a large rec room, an extra bedroom, a full bath, and abundant storage. Garage space is a dream ! 22x26 heated attached garage, a 22x30 heated detached garage, plus RV parking. Homes like this donâ€™t come up often. Donâ€™t wait ! See it before itâ€™s gone!

Built in 1977

Essential Information

MLS® #	E4461293
Price	\$599,996
Lease Rate	\$14
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,304
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11106 173a Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3J9

Amenities

Amenities	Deck, Vacuum System-Roughed-In
Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	Lorelei School
Middle	Esther Starkman
High	Queen Elizabeth

Additional Information

Date Listed	October 8th, 2025
Days on Market	4
Zoning	Zone 27

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 12th, 2025 at 1:47pm MDT