

## \$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. Donâ€™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	10
Zoning	Zone 27
Condo Fee	\$336

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