

Courtesy Of Sarah Keats Of RE/MAX River City

## \$399,900 - 17051 98 Street, Edmonton

MLS® #E4427079

### \$399,900

4 Bedroom, 2.00 Bathroom, 968 sqft  
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

970 sq ft (+ 894 sq ft) bungalow in Baturyn has 1864 sq ft of living on 2 levels. Quiet & private backyard provided by berm behind - no homes look into your yard. No need for bussing: short walk to Baturyn Elem (K-6) & St. Charles (K-6), w/playground, outdoor skating, & community league. 300m to Namao Ctr via walking paths behind home. Kitchen reno (2022) incl new cabinets, flooring, appliances, farmhouse-style sink & more. 3+1 bdrms, 2 family rms (bsmt) 4 & 3 pc baths, laundry rm, storage under stairs. Main flr bath new in 2013. New furnace in 2021 (\$5,000). 4 windows replaced in 2011 (\$4,000) & 3 windows in 2022 (\$4,500). **PARKING GALORE!** Heated insulated 24x24 dbl det garage w/220 volt. Extra long driveway for RV & extra vehicles. Plenty of space in fenced backyard for kids/pets. Floor plan was opened up by front door by removing front entry closet, creating open concept. Ceiling will need to be drywalled there, enabling future owner to put finishing touches on the home w/paint. Possession is flexible.

Built in 1977

### Essential Information

MLS® #	E4427079
Price	\$399,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17051 98 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3G5

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Patio
Parking	Double Garage Detached, Front Drive Access, Insulated, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Baturyn, St. Charles
Middle	M Butterworth, St. Edmund
High	Queen E, Arch O'Leary

## Additional Information

Date Listed	March 22nd, 2025
Days on Market	13
Zoning	Zone 27

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Listing information last updated on April 4th, 2025 at 5:47pm MDT