

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. Possession is flexible. Nice large 5,000 sq ft lot.

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      15

Zoning                 Zone 27

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Listing information last updated on April 6th, 2025 at 4:17am MDT