

## \$215,000 - 17116 108 Street, Edmonton

MLS® #E4428509

**\$215,000**

3 Bedroom, 1.00 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

This charming and affordable 3-bedroom townhome is the perfect opportunity for first-time homebuyers looking for comfort, convenience, and value. Featuring a spacious and inviting layout, the main floor is filled with natural light, creating a warm and welcoming atmosphere. The finished basement provides additional living space, ideal for a family room, home office, or recreational area. Upstairs, three generously sized bedrooms offer plenty of room for a growing family. Located in a desirable, family-friendly neighborhood, this home is just minutes away from great schools, shopping, restaurants, and public transportation, ensuring convenience at your doorstep. The windows, doors, siding and roof were all recently done. With its excellent location and move-in-ready condition, this townhome is a fantastic opportunity for those looking to step into homeownership at an affordable price !

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428509  |
| Price      | \$215,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,109             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 17116 108 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3C6          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Hot Water Natural Gas, Parking-Visitor, Patio, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                       |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |         |
|------------|---------|
| Elementary | Baturyn |
|------------|---------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 27         |
| Condo Fee      | \$550           |

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Listing information last updated on April 4th, 2025 at 3:47am MDT