

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

MLS® #E4432881

**\$399,900**

4 Bedroom, 2.00 Bathroom, 968 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

QUIET, PRIVATE backyard. 970 sq ft (+ 894 sq ft) bungalow has 1864 sq ft of living on 2 levels. Peaceful backyard provided by berm behind - no homes look into your yard. No need for school bus: it's a short walk to Baturyn Elem (K-6) & St. Charles Elem (K-6) w/playground, skating rink, & community league. 300m to Namao Ctr via walking paths behind home. Kitchen reno (2022) incl new cabinets, flooring, appliances, sink & more. New roof on house and garage in 2018! 3+1 bdrms, 2 family rms (bsmt) 4 & 3 pc baths, laundry, 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/boat/etc. Plenty of space in fenced backyard for kids/pets. The floor plan was opened up by front door by removing the front entry closet, creating open concept. 2024 Taxes \$2970.74. Possession flexible. Large 5,000 sq ft lot.

Built in 1977

### Essential Information

MLS® # E4432881

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	April 25th, 2025
Days on Market	6
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 May 1st, 2025 at 6:32am MDT