

Courtesy Of Sarah N Middleton Of Exp Realty

\$410,000 - 17327 101 Street, Edmonton

MLS® #E4454519

\$410,000

5 Bedroom, 3.50 Bathroom, 1,654 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this 1,653 sq. ft. 2 storey family home in Baturyn on a large pie-shaped lot. The main floor features a bright dining area, a large kitchen with abundant counter space, and a cozy fireplace in the living room that sets the stage for family gatherings. Upstairs, you will find three generous bedrooms, including a primary retreat with a private ensuite and walk in closet. Fully finished basement with second kitchen, fireplace, two bedrooms, a full bath, and utility room. Step outside to a spacious backyard with lush open lawn and endless opportunities to design your dream outdoor space, whether it is a fire pit, play area, or patio. With a little TLC, this property could be transformed into your ideal family dream home. Located near Oâ€™Leary Swimming Pool, Namao Centre, Londonderry Mall, schools, and more, this home offers the perfect balance of comfort, convenience, and flexibility. It is also a great opportunity for those looking for a rental property with immediate cash flow!

Built in 1978

Essential Information

MLS® # E4454519

Price \$410,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,654
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17327 101 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4B6

Amenities

Amenities	Fire Pit
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lago Lindo Elementary
Middle	Mary Butterworth Jr. High
High	M.E. LaZerte School

Additional Information

Date Listed	August 23rd, 2025
Days on Market	3
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 August 25th, 2025 at 11:17pm MDT