

## \$599,996 - 11106 173a Avenue, Edmonton

MLS® #E4461293

**\$599,996**

4 Bedroom, 3.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

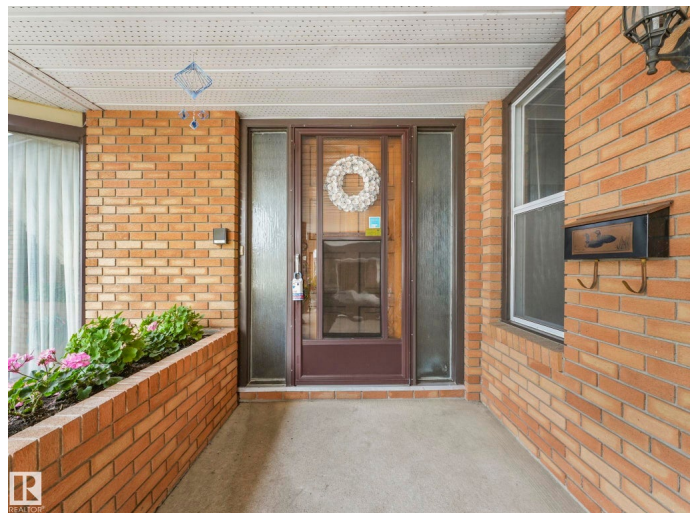
Baturyn, Edmonton, AB

Spacious Family Home on Over 1,000 sq. m Lot in a Quiet Cul-de-Sac location! This immaculate 5-bedroom, 3.5-bath two-storey home sits on a massive 1,000+ sq. m lot at the end of a peaceful street. Pride of ownership shines throughout. The bright country kitchen opens to a warm, inviting family room with a wood-burning fireplace. The main floor also features formal living and dining areas, plus a flexible bedroom or office. Upstairs offers a generous family space, while the finished basement adds a large rec room, extra bedroom, full bath, and abundant storage. Garage lovers, this one's for you! A 22x26 heated attached garage and a 22x30 heated detached garage create the ultimate setup for car enthusiasts, hobbyists, or anyone dreaming of a serious workshop. Plus, there's ample RV parking and room for all your toys. Homes with this much space inside and out don't come up often. View it before it's gone!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461293  |
| Price      | \$599,996 |
| Lease Rate | \$14      |
| Bedrooms   | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11106 173a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 3J9           |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Deck, Vacuum System-Roughed-In                                                            |
| Parking Spaces | 10                                                                                        |
| Parking        | Double Garage Attached, Double Garage Detached, Heated, Insulated, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                                        |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Brick                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Lorelei School  |
| Middle     | Esther Starkman |
| High       | Queen Elizabeth |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 27           |

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Listing information last updated on October 24th, 2025 at 5:17am MDT