

## \$248,000 - 17034 100 Street, Edmonton

MLS® #E4455446

**\$248,000**

4 Bedroom, 1.50 Bathroom, 1,177 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this updated 2 Storey 3-bedroom townhouse located in the family-friendly community of Baturyn, NW Edmonton. With over \$20,000 in upgrades, this home is move-in ready and perfect for first-time buyers, growing families, or investors. Step inside to find a bright, freshly painted interior and a modern kitchen featuring NEW CUPBOARDS and plenty of storage. The cozy fireplace creates a warm and inviting living space, while the fenced backyard is ideal for kids, pets, or weekend BBQs. Plenty of green space right out the back gate. Upstairs offers 3 spacious bedrooms, UPGRADED 4 pc bathroom, making it easy to create comfortable retreats for the whole family. Conveniently located close to schools, parks, shopping, and public transit. The Basement has a roughed in 4th Bedroom...just waiting for your personal touch. This home has everything you need right at your doorstep. 4 Virtual Photos included.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455446  |
| Price     | \$248,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,177             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17034 100 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5J 0N3          |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 1                                                                   |
| Parking        | Stall                                                               |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Fireplace    | Yes                                                                                  |
| Fireplaces   | Mantel                                                                               |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 27           |
| Condo Fee      | \$353             |

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Listing information last updated on September 17th, 2025 at 5:47am MDT