

## \$498,900 - 11003 170 Avenue, Edmonton

MLS® #E4435151

**\$498,900**

4 Bedroom, 2.00 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Absolutely stunning in Baturyn, This 1732 Sq ft 4 Bedroom 2 Bath home is a must to view.

Presenting a large living room and dining with elegant hard wood floors and ceramic tile. A cozy family room with wood burning fireplace and access to the backyard and deck area. No expense was spared in this property.

Upgraded throughout including a modern and bright kitchen that is well designed with lots of cabinetry and waterfall counter tops. Shingles, Furnace, Tankless hot water system, A/C, Flooring, Paint, Bathroom and Landscaping upgrades the list goes on and on. This home is situated on a massive 755 M2 lot with a 2 tiered deck and an oversized double detached garage with a heated shop area. Property is located in a cul-de-sac with neighborhood revitalization completed by the city of Edmonton. Close to K-12 schools, recreational center, restaurants and shopping.

Built in 1977

### Essential Information

MLS® #	E4435151
Price	\$498,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,733



Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	11003 170 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3L1

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, Heated, Over Sized, Shop

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 8th, 2025

Days on Market 40

Zoning Zone 27

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