

## \$205,000 - 17116 108 Street, Edmonton

MLS® #E4428509

**\$205,000**

3 Bedroom, 1.00 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

This charming and affordable 3-bedroom townhome is the perfect opportunity for first-time homebuyers looking for comfort, convenience, and value. Featuring a spacious and inviting layout, the main floor is filled with natural light, creating a warm and welcoming atmosphere. The finished basement provides additional living space, ideal for a family room, home office, or recreational area. Upstairs, three generously sized bedrooms offer plenty of room for a growing family. Located in a desirable, family-friendly neighborhood, this home is just minutes away from great schools, shopping, restaurants, and public transportation, ensuring convenience at your doorstep. The windows, doors, siding and roof were all recently done. With its excellent location and move-in-ready condition, this townhome is a fantastic opportunity for those looking to step into homeownership at an affordable price !

Built in 1977

### Essential Information

MLS® #	E4428509
Price	\$205,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,109
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17116 108 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3C6

### Amenities

Amenities	Hot Water Natural Gas, Parking-Visitor, Patio, Storage-In-Suite, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Baturyn
------------	---------

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	74
Zoning	Zone 27
Condo Fee	\$550

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 June 14th, 2025 at 4:47am MDT