

## \$299,008 - 17207 110 Street, Edmonton

MLS® #E4463506

**\$299,008**

3 Bedroom, 2.50 Bathroom, 1,014 sqft

Single Family on 0.00 Acres

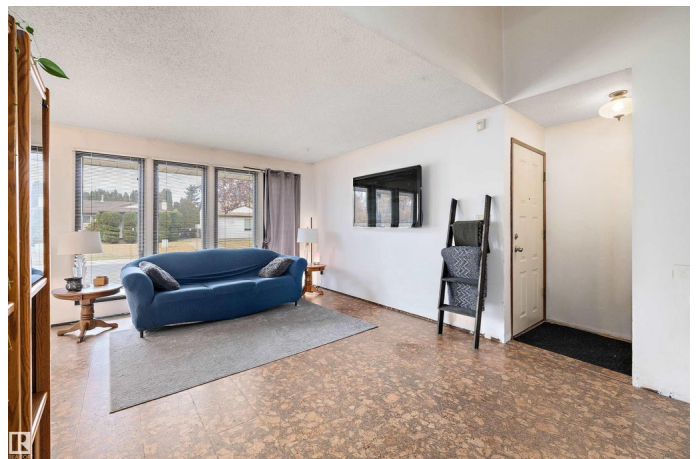
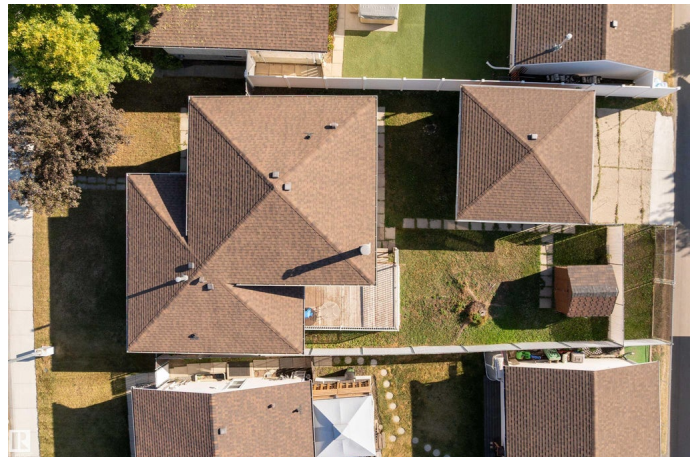
Baturyn, Edmonton, AB

Located on a quiet street in the established community of Baturyn, this 4-level split offers strong value and renovation potential for investors, flippers, or first-time buyers looking to build equity. With over 1,888 sq ft of developed living space, the home features 3 bedrooms and 2.5 baths, a bright kitchen, spacious living room, and a large family area ideal for gatherings or a home office setup. The lower level includes laundry, storage, a full bath, and an unfinished space ready for future development. Outside you'll find a fenced yard, raised deck, and double detached garage with alley access. Conveniently located near schools, parks, shopping, transit, and quick access to the Anthony Henday. A great "handyman special" opportunity to renovate, rent, or transform into a long-term family home in a well-located northwest neighbourhood. An opportunity like this does not happen often! HURRY!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463506  |
| Price      | \$299,008 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,014                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17207 110 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3L2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | ensuite bathroom                              |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                     |
| Fireplace         | Yes                                           |
| Fireplaces        | Woodstove                                     |
| Stories           | 3                                             |
| Has Basement      | Yes                                           |
| Basement          | Full, Unfinished                              |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                             |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood                                                                                                                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Baturyn School  
Middle                              Mary Butterworth School  
High                                 Queen Elizabeth School

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                1  
Zoning                              Zone 27

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Listing information last updated on October 25th, 2025 at 4:32pm MDT