

Courtesy Of Daisy H Aw Of Century 21 Masters

## **\$449,000 - 11007 172 Avenue, Edmonton**

MLS® #E4465388

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,238 sqft  
Single Family on 0.00 Acres

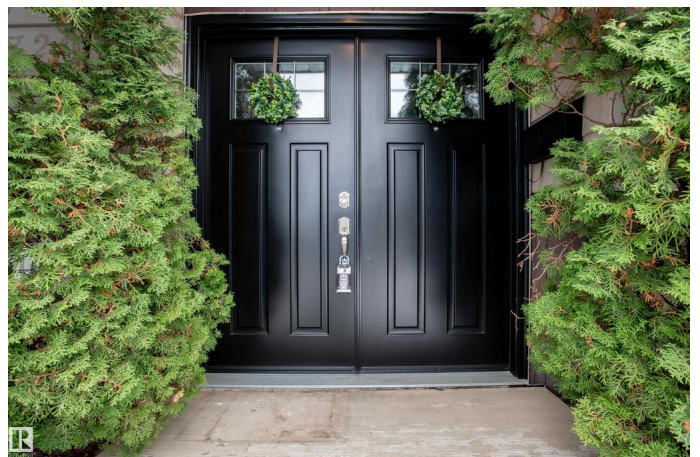
Baturyn, Edmonton, AB

Welcome to this charming 1238 sqft bi-level in the heart of family-friendly Baturyn! Bursting with curb appeal, this home features a brand-new double front door & new windows throughout. Step inside to a bright, spacious living room adorned with natural light. The quaint country-style kitchen comes with newer stainless steel appliances. Your dining area includes a breakfast bar overlooking the living room & patio doors leading to a huge deck—perfect for seamless indoor-outdoor living. Upstairs offers 3 bedrooms & a baroque style 4pc bath. The primary suite has dual closets & a private 2pc ensuite. The lower level invites you down to relax in the large family room. It has a cozy wood-burning fireplace & timber-top brick bar. A guest bedroom, 3pc bath, & additional den (currently used as a 5th bedroom) complete this space. Outside, enjoy your lush south facing backyard or do some work in the oversized heated double car garage. Great proximity to parks and schools—ideal for a growing family!

Built in 1977

### **Essential Information**

MLS® #	E4465388
Price	\$449,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11007 172 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3K5

### **Amenities**

Amenities	Bar, Closet Organizers, Deck, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            November 11th, 2025

Days on Market      5

Zoning                 Zone 27

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Listing information last updated on November 16th, 2025 at 5:32am MST