

## \$419,900 - 17219 106 Street, Edmonton

MLS® #E4447172

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this beautifully updated 4bd 2ba bungalow in the family-friendly community of Baturyn! Ideally located near schools, playgrounds, shopping, and transit with all amenities just minutes away. This corner lot home offers both convenience and charm, with the main floor featuring 3 spacious bedrooms and a 3pc bathroom with ceramic tile, along with vinyl flooring throughout the living room and bedrooms. The kitchen showcases custom cabinetry, new appliances and fresh paint throughout the home. The basement includes vinyl flooring, a 4th bedroom, a large family room, a 4pc bathroom, a built in desk area, and additional cold storage. Recent updates include shingles, furnace, new flooring, most of the windows and new appliances. Step outside to enjoy the beautifully landscaped, cozy backyard that is perfect for relaxing or entertaining. The double detached garage is a woodworkers dream offering 10ft ceilings, a dust collection system, insulation and heating.

Built in 1977

### Essential Information

MLS® # E4447172

Price \$419,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17219 106 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3G9

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Front Porch
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Zoning                              Zone 27

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 July 11th, 2025 at 6:02pm MDT