

## \$410,000 - 17327 101 Street, Edmonton

MLS® #E4454519

**\$410,000**

5 Bedroom, 3.50 Bathroom, 1,654 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this 1,653 sq. ft. 2 storey family home in Baturyn on a large pie-shaped lot. The main floor features a bright dining area, a large kitchen with abundant counter space, and a cozy fireplace in the living room that sets the stage for family gatherings. Upstairs, you will find three generous bedrooms, including a primary retreat with a private ensuite and walk in closet. Fully finished basement with second kitchen, fireplace, two bedrooms, a full bath, and utility room. Step outside to a spacious backyard with lush open lawn and endless opportunities to design your dream outdoor space, whether it is a fire pit, play area, or patio. With a little TLC, this property could be transformed into your ideal family dream home. Located near Oâ€™Leary Swimming Pool, Namao Centre, Londonderry Mall, schools, and more, this home offers the perfect balance of comfort, convenience, and flexibility. It is also a great opportunity for those looking for a rental property with immediate cash flow!

Built in 1978

### Essential Information

MLS® # E4454519

Price \$410,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,654                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17327 101 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4B6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Fire Pit               |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | ensuite bathroom                                          |
| Appliances        | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                 |
| Fireplace         | Yes                                                       |
| Fireplaces        | Brick Facing                                              |
| Stories           | 3                                                         |
| Has Suite         | Yes                                                       |
| Has Basement      | Yes                                                       |
| Basement          | Full, Finished                                            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Lago Lindo Elementary     |
| Middle     | Mary Butterworth Jr. High |
| High       | M.E. LaZerte School       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 27           |

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Listing information last updated on September 17th, 2025 at 8:47am MDT