

## \$399,900 - 17051 98 Street, Edmonton

MLS® #E4432881

**\$399,900**

4 Bedroom, 2.00 Bathroom, 968 sqft  
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

QUIET, PRIVATE backyard. 970 sq ft (+ 894 sq ft) bungalow has 1864 sq ft of living on 2 levels. Peaceful backyard provided by berm behind - no homes look into your yard. No need for school bus: it's a short walk to Baturyn Elem (K-6) & St. Charles Elem (K-6) w/playground, skating rink, & community league. 300m to Namao Ctr via walking paths behind home. Kitchen reno (2022) incl new cabinets, flooring, appliances, sink & more. New roof on house and garage in 2018! 3+1 bdrms, 2 family rms (bsmt) 4 & 3 pc baths, laundry, storage under stairs. Main flr bath new in 2013. New furnace in 2021 (\$5,000). 4 windows replaced in 2011 (\$4,000), 3 windows in 2022 (\$4,500). PARKING GALORE! Heated insulated 24x24 dbl det garage w/220 volt. Extra long driveway for RV/boat/etc. Plenty of space in fenced backyard for kids/pets. The floor plan was opened up by front door by removing the front entry closet, creating open concept. 2024 Taxes \$2970.74. Possession flexible. Large 5,000 sq ft lot.

Built in 1977

### Essential Information

MLS® #	E4432881
Price	\$399,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17051 98 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3G5

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Patio
Parking	Double Garage Detached, Front Drive Access, Insulated, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

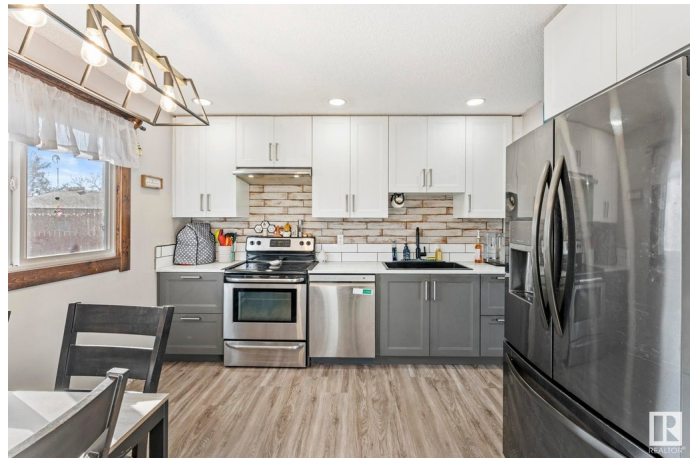
Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary Baturyn, St. Charles  
Middle M Butterworth, St. Edmund  
High Queen E, Arch O'Leary

**Additional Information**

Date Listed April 25th, 2025  
Days on Market 5  
Zoning Zone 27



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Listing information last updated on April 30th, 2025 at 2:17pm MDT