

## \$382,900 - 17051 98 Street, Edmonton

MLS® #E4432881

**\$382,900**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

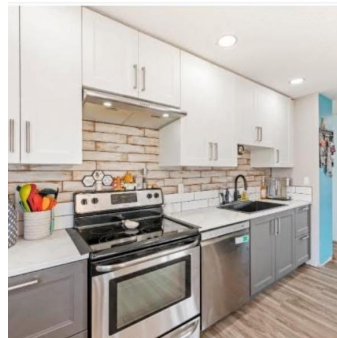
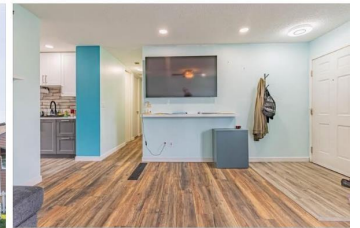
Baturyn, Edmonton, AB

QUIET, PRIVATE backyard. 1002 sq ft (+ 894 sq ft) bungalow has 1896 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	\$382,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,002
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

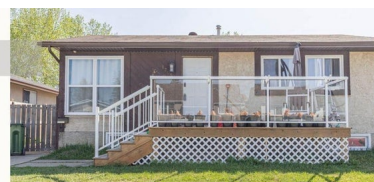
### School Information

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	32
Zoning	Zone 27

17051 98 St NW



- 4 BEDS AND 3 BATHS
- 1002 SQ FT BUNGALOW
- SEVERAL SCHOOLS WITHIN WALKING DISTANCE:
  - SCHOOL OPENING IN SEPT 2026: THE BRAND NEW BLESSED CARLO ACUTIS CATHOLIC HIGH SCHOOL, GRADES 10 TO 12. 1315 STUDENT CAPACITY. LOCATION: 115 ST AND 153 AVE
  - BATURYN ELEMENTARY (PUBLIC) & ST. CHARLES ELEMENTARY (CATHOLIC), BOTH K-6, SHARING A PLAYGROUND, SPORTS FIELDS, TOBOGGAN HILL, COMMUNITY CENTRE, AND OUTDOOR SKATING RINK.
  - PLANNING FUNDING PHASE UNDERWAY FOR A REPLACEMENT SCHOOL FOR ST. LUCIE ELEMENTARY AND KATHERINE THERRIEN SCHOOLS.
- 1896 SQ FT OF TOTAL LIVING SPACE ON 2 LEVELS
- KITCHEN RENOVATION 2022 (CABINETS, FLOORING, APPLIANCES, SINK)
- HOODFAN 2022
- DISHWASHER 2024
- MAIN FLOOR BATH RENOVATED IN 2013 ( VANITY, MIRROR, SOAKER TUB, TILE FLOOR, TILE SURROUND, AND NEW ELECTRICAL)
- HOT WATER TANK REPLACED IN 2010
- WASHER AND DRYER REPLACED IN 2010. FULL-SIZED, FRONT LOAD, WITH RISERS UNDERNEATH FOR STORAGE.
- BASEMENT HAS FULL BATHROOM AND BEDROOM.
- NEW FENCE ON NORTH SIDE OF HOME IN 2019
- SHINGLES ON HOUSE AND GARAGE WERE REPLACED IN 2018

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 May 27th, 2025 at 4:17pm MDT