# \$599,996 - 11106 173a Avenue, Edmonton

MLS® #E4461293

### \$599.996

4 Bedroom, 3.50 Bathroom, 2,304 sqft Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Spacious Family Home on Over 1,000 sq. m Lot Quiet Cul-de-Sac Location Location. location! This immaculate 5-bedroom. 3.5-bathroom two-storey home sits on a massive 1,000+ sq. meter lot at the end of a peaceful street. Pride of ownership is evident throughout. Inside, you'll find a bright country kitchen open to the family room, complete with a cozy wood-burning fireplace. The main floor also includes formal living and dining areas, plus a versatile bedroom or office. Upstairs, there's plenty of space for family living, and the f/f basement adds a large rec room, an extra bedroom, a full bath, and abundant storage. Garage space is a dream! 22x26 heated attached garage, a 22x30 heated detached garage, plus RV parking. Homes like this don't come up often. Don't wait! See it before it's gone!



## **Essential Information**

MLS® # E4461293

Price \$599,996

Lease Rate \$14

Bedrooms 4

Bathrooms 3.50

Full Baths 3 Half Baths 1







Square Footage 2,304
Acres 0.00
Year Built 1977

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11106 173a Avenue

Area Edmonton
Subdivision Baturyn
City Edmonton

County ALBERTA

Province AB

Postal Code T5X 3J9

#### **Amenities**

Amenities Deck, Vacuum System-Roughed-In

Parking Spaces 10

Parking Double Garage Attached, Double Garage Detached, Heated, Insulated,

Over Sized, RV Parking

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Microwave,

Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window

Coverings, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick

Exterior Features Fenced, Flat Site, Golf Nearby, No Back Lane, Playground Nearby,

Private Setting, Public Transportation, Schools, Shopping Nearby, Treed

Lot

Roof Asphalt Shingles

Construction Wood, Brick

Foundation Concrete Perimeter

#### **School Information**

Elementary Lorelei School
Middle Esther Starkman
High Queen Elizabeth

#### **Additional Information**

Date Listed October 8th, 2025

Days on Market 1

Zoning Zone 27

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