

# \$399,900 - 17008 108 Street, Edmonton

MLS® #E4458708

## \$399,900

4 Bedroom, 2.50 Bathroom, 1,225 sqft  
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this charming 1224 sq-ft bi-level nestled in the heart of Baturyn, just steps from schools, parks, and the community center. Inside, the main floor features three spacious bedrooms, a full 4-piece bath, and a convenient half bath. The kitchen is a true standout with custom cabinetry, ample counter space, and an island perfect for gathering with family and friends. Downstairs, the fully finished basement offers even more living space with a cozy family room, an additional bedroom, another full bathroom, and plenty of storage. The landscaped backyard is designed for both relaxation and play, while the double detached garage adds convenience year-round. A perfect home for families looking to settle in a friendly, walkable neighbourhood.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458708  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,225     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17008 108 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3C5          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, R.V. Storage, See Remarks |
| Parking   | Double Garage Detached                     |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 1                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 27              |

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Listing information last updated on September 22nd, 2025 at 2:17am MDT