

Courtesy Of Joel P Teeling Of MaxWell Polaris

## **\$307,500 - 16934 109 Street, Edmonton**

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MLS® #E4417036

### **\$307,500**

3 Bedroom, 1.50 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

STEP INTO COMFORT in this BEAUTIFUL, SPACIOUS & FULLY RENOVATED townhome. Located in a small, friendly & quiet development, in the family-friendly Baturyn community, this property will be your sanctuary. Evoking images of a ski chalet, you'll love the vibes throughout this home. Enjoy substantial upgrades like NEW FLOORING, UPGRADED KITCHEN W/ QUARTZ, BRAND NEW STAINLESS STEEL APPLIANCES, NEW PAINT, NEW LIGHT FIXTURES, NEW BATHROOM, NEW CENTRAL A/C, NEWER FURNACE & more! The layout is conducive to all lifestyles, offering 5 levels of living space. The living room is spacious & leads into the fenced backyard, which backs on to a lovely greenspace. With soaring ceilings, the living room is complimented by a beautiful fireplace. The kitchen/dining room area is large, bright & leads into a sizable balcony. Upstairs are 3 generous bedrooms, including a HUGE primary. An attached garage completes the package. Located near schools, parks & shopping, this is the perfect place for those who seek comfort & style!



Built in 1976

### **Essential Information**

MLS® #                      E4417036

Price	\$307,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,223
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	5 Level Split
Status	Active

### **Community Information**

Address	16934 109 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2J3

### **Amenities**

Amenities	No Smoking Home, See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Golf Nearby, Level Land, Low Maintenance Landscape, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	BATURYN
Middle	MARY BUTTERWORTH
High	QUEEN ELIZABETH

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	70
Zoning	Zone 27
Condo Fee	\$494

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Listing information last updated on March 14th, 2025 at 7:02pm MDT