

## \$392,900 - 17051 98 Street, Edmonton

MLS® #E4432881

**\$392,900**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

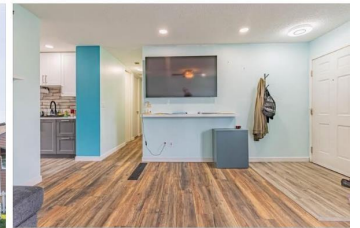
Baturyn, Edmonton, AB

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    | \$392,900 |
| 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   |

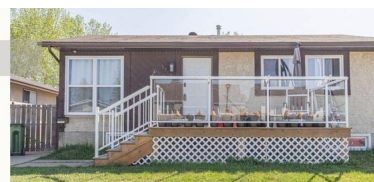
### School Information

|            |                           |
|------------|---------------------------|
| 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 | 30               |
| 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 25th, 2025 at 8:17am MDT