

\$449,000 - 11007 172 Avenue, Edmonton

MLS® #E4465388

\$449,000

4 Bedroom, 2.50 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this charming 1238 sqft bi-level in the heart of family-friendly Baturyn! Bursting with curb appeal, this home features a brand-new double front door & new windows throughout. Step inside to a bright, spacious living room adorned with natural light. The quaint country-style kitchen comes with newer stainless steel appliances. Your dining area includes a breakfast bar overlooking the living room & patio doors leading to a huge deck—perfect for seamless indoor-outdoor living. Upstairs offers 3 bedrooms & a baroque style 4pc bath. The primary suite has dual closets & a private 2pc ensuite. The lower level invites you down to relax in the large family room. It has a cozy wood-burning fireplace & timber-top brick bar. A guest bedroom, 3pc bath, & additional den (currently used as a 5th bedroom) complete this space. Outside, enjoy your lush south facing backyard or do some work in the oversized heated double car garage. Great proximity to parks and schools—ideal for a growing family!

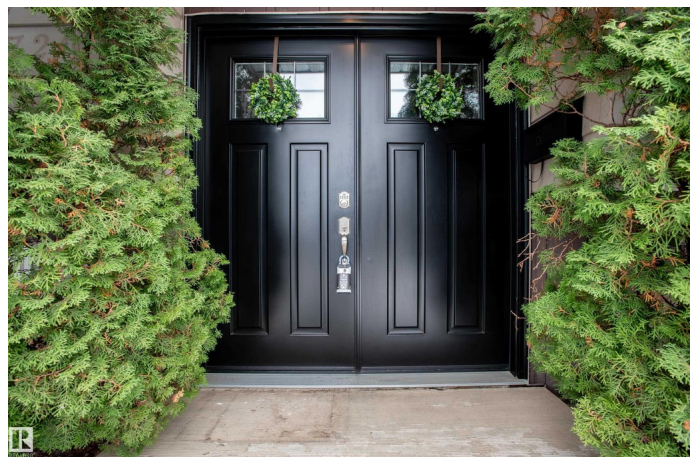
Built in 1977

Essential Information

MLS® # E4465388

Price \$449,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	11007 172 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3K5

Amenities

Amenities	Bar, Closet Organizers, Deck, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 11th, 2025
Days on Market	6
Zoning	Zone 27

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 November 17th, 2025 at 2:47am MST