

## \$285,000 - 17104 103 Street, Edmonton

MLS® #E4449187

**\$285,000**

3 Bedroom, 1.50 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Fantastic half duplex with low condo fees. Beautifully maintained home with new shingles, windows, Luxury Vinyl Plank flooring throughout, doors, baseboards & fully finished basement. The main floor boasts a large living room with large windows, a 2 pc bath & an upgraded kitchen with a spacious dining area. The upper level offers three generous bedrooms & full 4 pc bath. Ideally located in a quiet community amongst single family homes with easy access to shopping, schools & public transportation. Walking distance to Elementary school and bus stop.

Built in 1980

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4449187          |
| Price          | \$285,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,109             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 17104 103 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4Z4          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Vinyl Windows |
| Parking   | Front Drive Access             |

### Interior

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                       |
| Stories      | 3                                                                                               |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Finished                                                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 27         |
| Condo Fee      | \$330           |

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Listing information last updated on August 2nd, 2025 at 8:17am MDT