

## \$430,000 - 11120 171 Avenue, Edmonton

MLS® #E4447565

**\$430,000**

4 Bedroom, 2.50 Bathroom, 1,470 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

**BRIGHT. SPACIOUS. PRIME LOCATION.** If you're looking for a home with space to grow and flexibility for the future, this charming 1,470 sq ft bi-level in Baturyn is calling your name. Step into vaulted ceilings, fresh paint, natural light, and a cozy gas fireplace, perfect for everyday living and weekend relaxing. With 3 bedrooms upstairs, a 2-pc ensuite, and a 5-pc main bath, there's room for everyone. Downstairs, the fully finished basement offers a large family room, 4th bedroom, 3-pc bath, and a semi in-law space with its own stove, fridge, and private rear entry—ideal for guests, extended family, or future suite potential. Step outside to a bright sunroom, a spacious fenced yard, and a lower patio—perfect for BBQs and easy weekends with family and friends. An oversized double garage adds even more value. Walk to schools and parks, with quick access to shopping and the Henday. **WELCOME HOME!**

Built in 1978

### Essential Information

MLS® #	E4447565
Price	\$430,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,470
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	11120 171 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3K6

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Sunroom, Vaulted Ceiling, See Remarks
Parking	Double Garage Detached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Water Softener, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	Brick Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Charles & Baturyn
Middle	Mary Butterworth
High	Archbishop O'Leary

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	2
Zoning	Zone 27

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