

## \$455,000 - 11007 172 Avenue, Edmonton

MLS® #E4465388

**\$455,000**

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!

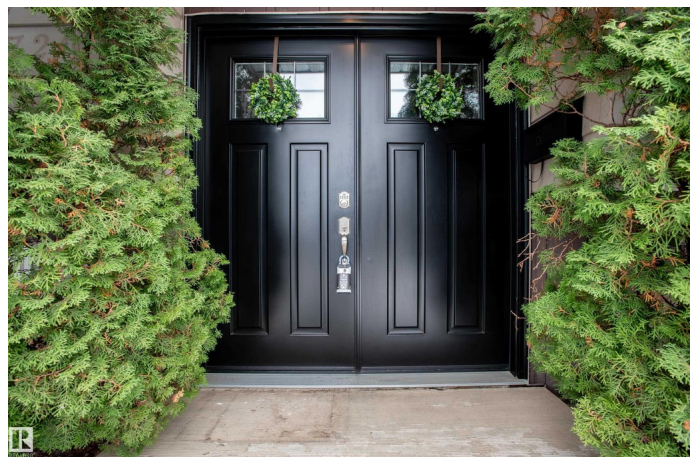
Built in 1977

### Essential Information

MLS® # E4465388

Price \$455,000

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 | 3                   |
| Zoning         | Zone 27             |

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Listing information last updated on November 14th, 2025 at 4:32am MST