

## \$265,000 - 16922 109 Street, Edmonton

MLS® #E4430403

**\$265,000**

3 Bedroom, 1.50 Bathroom, 1,168 sqft

Condo / Townhouse on 0.00 Acres

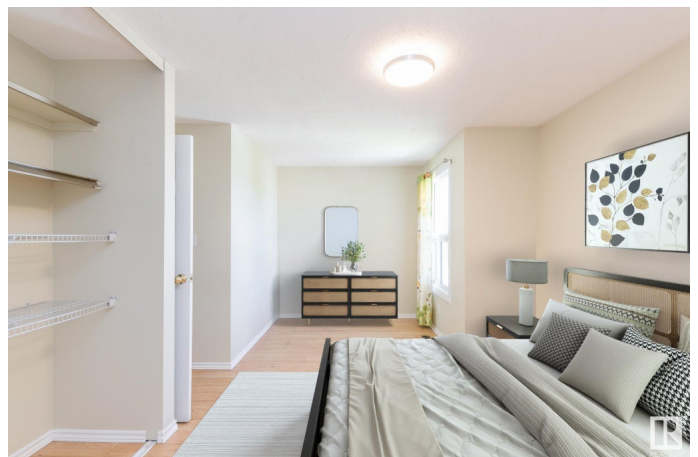
Baturyn, Edmonton, AB

Step into this bright and inviting 4-level split end-unit townhome in the family-friendly community of Baturyn. Backing onto a quiet green space, this home features a private fenced yard, a refreshed deck, and a lovely plum tree—perfect for relaxing outdoors. Inside, natural light fills every level through large vinyl windows. The entry level offers a welcoming foyer, a convenient 2-piece bath, garage access, and entry to the basement. Up a few steps, the spacious family room features vaulted ceilings and direct access to the backyard. The next level hosts a cozy dining area, a well-lit kitchen, and a front-facing balcony to enjoy your morning coffee. On the top floor, you'll find three comfortable bedrooms and a full 4-piece bathroom. The basement includes laundry, ample storage, and space to create a home office or playroom. Ideally located near parks, schools, shopping, and with easy access to Anthony Henday Drive, this home is move-in ready for its next chapter.

Built in 1976

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4430403  |
| Price    | \$265,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,168             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16922 109 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 2J3          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Vaulted Ceiling, Vinyl Windows |
| Parking   | Single Garage Attached               |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 27          |
| Condo Fee      | \$471            |

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Listing information last updated on April 19th, 2025 at 5:02am MDT