

## \$448,800 - 16908 108 Street, Edmonton

MLS® #E4432692

**\$448,800**

4 Bedroom, 2.50 Bathroom, 1,321 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this well LOVED home with over 2100 sqft of living space and only a short walk to multiple schools, playgrounds and shopping. This 4 bedroom, 3 baths home offers lots of living space for the entire family. The main floor is bright and boasts an expansive Living & Dining Rms as well as a huge Kitchen with lots of cabinets and space for a large Island. You'll appreciate upgrades such as hardwood, ceramic tiled floors, water tank 2019, humidifier 2024, most windows 2018 and Gutter Guards were installed for easy maintenance. The Master Bdrm accommodates King Size furniture, has His/Hers Closets and a private ensuite. The additional bedrooms are all carpet free and excellent sizes. The 3rd level has an additional Bedroom, Laundry Rm with sink, Bathroom and large Family Rm with Gas Fireplace to cozy up to. The basement level has a large Flex Rm perfect for Kids Play Area, Gaming, Exercise Rm, or even a Pool Table. You'll LOVE the OVERSIZE Double Garage, fenced yard, Garden & space for RV Parking.

Built in 1977

### Essential Information

MLS® # E4432692

Price \$448,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,321                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16908 108 Street |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3C4          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 5                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St. Lucy, Bishop Savaryn |
| Middle     | Mary Butterworth         |
| High       | O'Leary, M.E LaZerte     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 27          |

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Listing information last updated on May 1st, 2025 at 5:02pm MDT