

## \$454,900 - 16729 109a Street, Edmonton

MLS® #E4446179

**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Beautifully Renovated 4-Level Split corner Lot in Baturyn. This fully finished 5-bedroom home offers 3 bathrooms, a formal dining room, modern comfort and style with tile flooring throughout, a stunning brand new kitchen featuring updated countertops, and fresh finishes on every level. Enjoy peace of mind with newer windows, including a large back window that brings in tons of natural light. The exterior is equally impressive with new concrete poured in front and around the house, perfect for clean curb appeal. Car enthusiasts will love the heated garage with a gas line already installed. This move-in-ready gem combines functionality, style, and long-lasting upgrades—don't miss your chance to make it yours!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446179  |
| Price          | \$454,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,103     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 16729 109a Street |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 2T7           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Detached, Heated |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Stories           | 4                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                                 |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Brick, Stucco, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 83             |
| Zoning         | Zone 27        |

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Listing information last updated on September 26th, 2025 at 5:47pm MDT