

## \$250,000 - 17010 100 Street, Edmonton

MLS® #E4448463

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,167 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to 17010 Patricia Place – an excellent opportunity to own a 3-bedroom townhouse in Edmonton’s northside. Whether you’re a first-time buyer ready to stop renting or an investor looking for a smart addition to your portfolio, this property delivers unbeatable value. Inside, you’ll find a functional layout with 1.5 bathrooms, bright living spaces, and three spacious bedrooms upstairs. The partially finished basement includes a den, ideal for a home office, workout space, or extra storage. Enjoy convenient assigned parking and a location close to schools, transit, shopping, and quick access to the Henday and 97 Street. Low condo fees, low maintenance, and loads of potential. This is affordable homeownership!

Built in 1981

### Essential Information

MLS® #	E4448463
Price	\$250,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,167
Acres	0.00



Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17010 100 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5E1

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas
Parking	Parkade, Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 27

Condo Fee                \$350

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Listing information last updated on July 19th, 2025 at 6:02am MDT