

# \$594,999 - 5411 17 Avenue, Edmonton

MLS® #E4433169

**\$594,999**

5 Bedroom, 2.50 Bathroom, 1,586 sqft  
Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Spacious 3+2 Bedroom Home on Huge 700 Sq. Meter Lot with Finished Basement & Separate Entrance! Welcome to this beautifully maintained and generously sized home, offering 5 spacious bedrooms and 2.5 washrooms, ideal for large or growing families. Total living space (1585+ 1410 square feet). Nestled on a massive 700 square meter lot, this property provides endless possibilities for outdoor living, gardening, or even future expansion. Brand new rear deck (2024), Newer carpet, fresh paint all around the house, Newer stainless steel appliances. The highlight of this home is its fully finished basement with a separate entrance, perfect for extended family, rental income, or a future legal suite. Inside, the home boasts a functional layout with bright, open living spaces, a well-appointed kitchen, and plenty of natural light throughout. Located in a desirable neighbourhood Meyokumin, close to schools, parks, and all amenities, this property combines comfort, convenience, and Perfect for first time home buyers

Built in 1978

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4433169  |
| Price  | \$594,999 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,586                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5411 17 Avenue |
| Area        | Edmonton       |
| Subdivision | Meyokumin      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 1T4        |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Air Conditioner |
| Parking   | See Remarks     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stove-Induction, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Fenced             |
| Roof              | See Remarks        |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 29          |

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Listing information last updated on April 30th, 2025 at 5:47pm MDT