

# \$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 | 14              |
| Zoning         | Zone 27         |

Condo Fee                \$350

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 8:17pm MDT