

## \$209,900 - 16908 109 Street, Edmonton

MLS® #E4448859

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,313 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Attention First-Time Buyers & Investors! Don't miss this incredible opportunity to own a well-maintained 5-level split home featuring 3 spacious bedrooms, 2 bathrooms, and backing onto green space with a scenic walking path. The versatile layout offers flexibility to customize your living space to suit your lifestyle. Enjoy summer days on the private balcony, and stay warm in winter with the attached garage. Recent upgrades include a newer roof, furnace, hot water tank, and garage pad. Ideally located next to bus transit and within walking distance of both public and Catholic schools. Priced to sell.

Built in 1976

### Essential Information

MLS® #	E4448859
Price	\$209,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse



Style	5 Level Split
Status	Active

### Community Information

Address	16908 109 Street
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2J3

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 20th, 2025
Days on Market	2
Zoning	Zone 27
Condo Fee	\$503

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