

\$399,000 - 3604 17 Avenue, Edmonton

MLS® #E4434284

\$399,000

3 Bedroom, 3.00 Bathroom, 950 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this BEAUTIFULLY UPDATED home W/ PERMITTED BSMNT SUITE in South Edmonton! Perfect for FAMILIES or savvy INVESTORS! Featuring 3 BEDS + DEN, THREE 4-PC BATH, 2 KITCHENS, & SEPARATE ENTRANCE to the BSMT - over 1,820 SQFT on 4 levels! The main level boasts a bright, open layout, complemented by FRESH PAINT & NEW FLOORNG. The 3 MODERNIZED FULL BATH are stylish & functional; efficient kitchen has STAINLESS STEEL APPLNCES; while the FULLY PERMITTED BSMNT SUITE comes complete w/ its OWN KITCHEN & A SEPARATE WALK UP ENTRANCE, offering fantastic RENTAL potential! Situated on a MASSIVE CORNER LOT, FULLY FENCED W/ GATES, it provides ample outdoor space, a DETCHD SINGLE OVRsze GRGE, & tons of extra parkingâ€”perfect for guests, tenants, or a growing vehicle collection. Additional highlights include a RECENTLY REPLACED ROOF (house 2022), HRV, PATIO, giving peace of mind & adding value for yrs to come. Donâ€™t miss this incredible opportunity to own a MOVE-IN READY home w/ INCOME potential in a PRIME LOCATION!



Built in 1979

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4434284 |
| Price | \$399,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 950 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3604 17 Avenue |
| Area | Edmonton |
| Subdivision | Daly Grove |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 2N6 |

Amenities

| | |
|----------------|--|
| Amenities | Crawl Space, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Walk-up Basement, HRV System |
| Parking Spaces | 2 |
| Parking | Rear Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Baseboard, Forced Air-1, Electric, Natural Gas |
| Stories | 4 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

School Information

| | |
|------------|----------------------------|
| Elementary | Daly Grove School |
| Middle | T.D. Baker School/MCS |
| High | W.P. Wagner School/Holy Tr |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2025 |
| Days on Market | 3 |
| Zoning | Zone 29 |

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Listing information last updated on May 6th, 2025 at 12:47am MDT