

## \$399,000 - 3808 17a Avenue, Edmonton

MLS® #E4444422

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,045 sqft

Single Family on 0.00 Acres

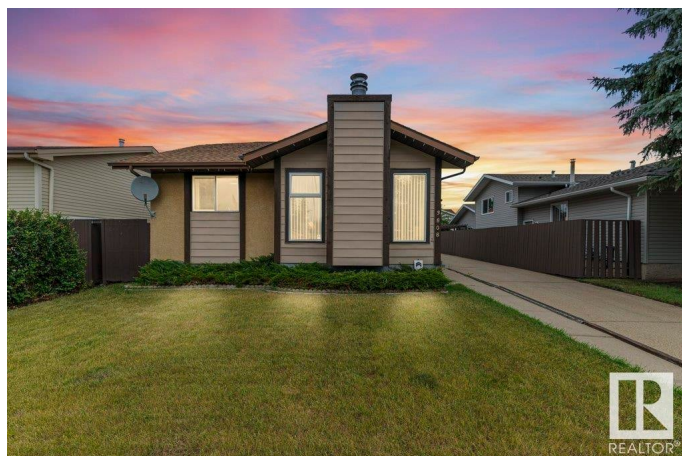
Daly Grove, Edmonton, AB

Beautiful Bungalow in Desirable Daly Grove! This 1045 sqft Bungalow features 4 Bedrooms (3 Up, 1 Down), 3 Baths, OVERSIZED HEATED GARAGE (23ftx21ft) on a Spacious 5230 sqft Lot. The main floor features hardwood flooring & ceramic tile, large living room with electric fireplace & vaulted ceiling, 3 bedrooms including the primary suite with 2pc ensuite, full 4pc bath in the hall, and a large kitchen with tons of cabinet and counter space along with plenty of bright newer windows for natural light. Enjoy the convenience of a side entrance for easy access to the basement, which features another bedroom, large rec room, laundry, tons of storage space, great spot for a basement bar with the fridge already in place, and full 3pc bath. The backyard offers plenty of room to entertain family and friends or just a great spot to relax after a long day. Excellent location near Daly Grove Park, shopping, transit, and schools. Definite Must See!

Built in 1979

### Essential Information

MLS® #	E4444422
Price	\$399,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,045
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3808 17a Avenue
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2R4

### Amenities

Amenities	Hot Water Tankless, Patio
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Daly Grove
Middle	T.D. Baker
High	W.P. Wagner

### Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	Zone 29

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 July 1st, 2025 at 11:17am MDT