

## \$349,995 - 3508 17b Avenue, Edmonton

MLS® #E4463509

**\$349,995**

3 Bedroom, 2.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Beautiful home, perfect for first-time buyers, investors, or developers! This affordable and beautifully laid-out 1,240 sq. ft. two-storey home offers great potential and value for a growing family. The well-designed floor plan features three bedrooms, 2.5 baths, a cozy wood-burning fireplace, and a side entrance ideal for a potential basement suite. Recent updates include new vinyl plank flooring on the main level, new carpet upstairs, fresh paint throughout, a new hot water tank, and more. Set on a huge 6,270 sq. ft. pie-shaped, extra-wide lot with rear lane access – perfect for your future Triple - Car garage or shop, and lots of parking for vehicles, toys, or guests. With both front and rear drive access and plenty of yard space, this property is a rare find in today's market and an excellent opportunity to build equity or redevelop in the future. Now is the time!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463509  |
| Price      | \$349,995 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3508 17b Avenue |
| Area        | Edmonton        |
| Subdivision | Daly Grove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2P3         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Deck, Fire Pit, See Remarks               |
| Parking   | No Garage, Rear Drive Access, See Remarks |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 3                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Partially Finished                                    |

### Exterior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                                                                                                          |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                     |
| Construction      | Wood, Metal                                                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                   |

### Additional Information

Date Listed           October 24th, 2025

Days on Market     26

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 November 18th, 2025 at 10:47pm MST