

\$349,995 - 3508 17b Av Nw, Edmonton

MLS® #E4463509

\$349,995

3 Bedroom, 3.00 Bathroom, 1,241 sqft
Single Family on 0.14 Acres

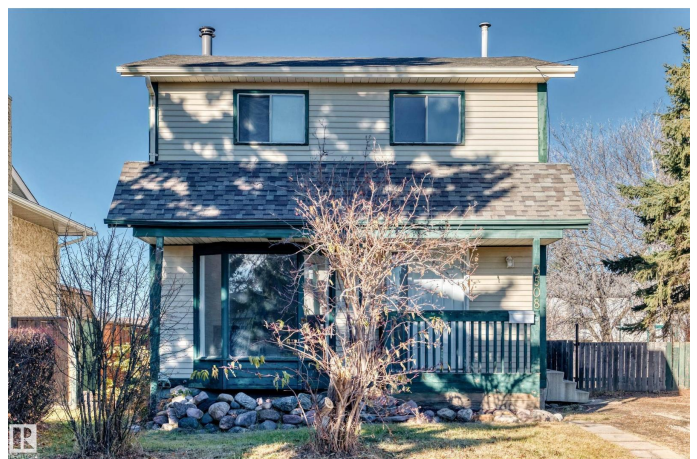
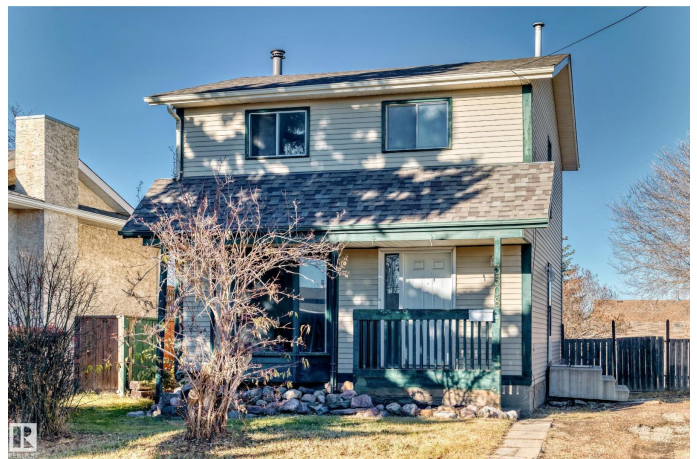
Daly Grove, Edmonton, Alberta

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! (id:6289)

Built in 1981

Essential Information

Listing #	E4463509
Price	\$349,995
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,241
Acres	0.14
Year Built	1981



Type	Single Family
Sub-Type	Freehold

Community Information

Address	3508 17b Av Nw
Subdivision	Daly Grove
City	Edmonton
Province	Alberta
Postal Code	T6L2P3

Amenities

Amenities	Golf Course, Playground, Public Transit, Schools, Shopping, Ski hill
Features	Private setting, Treed, See remarks, Flat site, Paved lane, Level
Parking	No Garage, Rear, See Remarks

Interior

Appliances	Dishwasher, Hood Fan, Refrigerator, Stove
Heating	Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
----------------	-------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 10:01am MST