

## \$474,999 - 3816 17b Avenue, Edmonton

MLS® #E4453860

**\$474,999**

5 Bedroom, 2.50 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this fully renovated bungalow in the desirable community of Daly Grove, Mill woods! This home offers a perfect blend of style and functionality, featuring 3 spacious bedrooms on the main floor and a fully finished basement with 2 additional bedrooms and a separate side entrance. The basement is designed as an in-law suite, ideal for extended family. Upgrades include new flooring, paint, kitchen cabinets, counter tops, bathrooms, lighting, and more – all completed with quality craftsmanship. Situated on a large rectangular lot, the property provides ample outdoor space for gardening, entertaining, or future development. Located close to schools, parks, shopping, public transit, and all amenities, this move-in-ready home is a rare find in a family-friendly neighbourhood. Perfect for families, investors, or first-time buyers – a must-see!

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453860  |
| Price      | \$474,999 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,084                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3816 17b Avenue |
| Area        | Edmonton        |
| Subdivision | Daly Grove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3B9         |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home |
| Parking   | Front Drive Access, RV Parking                                               |

### Interior

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                 |
| Fireplaces   | See Remarks                                                                                                                                                         |
| Stories      | 2                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                      |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

Date Listed            August 20th, 2025  
Days on Market       8  
Zoning                 Zone 29

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