

## \$427,700 - 5118 17a Avenue, Edmonton

MLS® #E4439685

**\$427,700**

4 Bedroom, 2.00 Bathroom, 1,000 sqft  
Single Family on 0.00 Acres

Meyokumin, Edmonton, AB

Perfectly located in the community of Meyokumin, this home is close to all amenities, schools, shopping, with easy access to the Anthony Henday. The pride of this family home shows in how well kept and maintained this home is! Upstairs you will find a bright open kitchen that accesses a large deck and private neatly landscaped yard with double detached garage. You will love the 198 ft<sup>2</sup> living room and 2 well sized bedrooms that are also on the main floor. Downstairs boasts 2 more bedrooms, 3 piece bath, den, as well as a recreational room. Some of the other additional upgrades this home have been fitted with are a carbon water filtration system, leaf filters on all of the eavestroughs, and a ramp to the house for easy mobility access. This home is the rare find you have been looking for!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439685  |
| Price          | \$427,700 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,000     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5118 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Meyokumin       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 1A6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Detached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Composition   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 29        |

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