

# 3816 17B AV NW EDMONTON AB T6L 3B9 E4393759

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3816 17B AV NW,  
Edmonton, AB, T6L  
3B9



Location! Location! Location! Perfect Home + Perfect Location for First time Buyer Or an Investor to develop 3 Garage house or subdivide to build Duplexes. This Bungalow is 1086 sq ft + Fully finished basement house on Huge Rectangular Lot with 48'.5"X130'. Backing to school grounds great for privacy to enjoy summer BBQ and walking [...]

- 4 beds
- 2 baths
- Detached Single Family
- Residential
- 1086.95 sq ft



**Call us now**

Phone: 780-566-2375  
Email: [info@bestrealestateedmonton.ca](mailto:info@bestrealestateedmonton.ca)  
Address: 3018 Calgary Trail NW,  
Edmonton, Alberta T6J6V4

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## Basics

**Category:** Residential

**Date added:** Added 6 months ago

**Bathrooms:** 2 baths

**Year built:** 1979

**BathroomsFull:** 2

**Type:** Detached Single Family

**Bedrooms:** 4 beds

**Floors:** 2 floors

**MLS ID:** E4393759

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## Building Details

**Architectural Style:** Bungalow

**Exterior Features:** Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby

**Roof:** Asphalt Shingles

**RoomType:** LivingRoom, DiningRoom, Kitchen, MasterBedroom, Bedroom2, Bedroom3

**Parking Features:** Front Drive Access, RV Parking

**Flooring:** Ceramic Tile, Laminate Flooring, Linoleum

**Community Features:** On Street Parking, Deck, No Animal Home, Parking-Extra

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## Amenities & Features

**Appliances:** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer

**Heating:** Forced Air-1, Natural Gas

**Amenities:** 1

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## Nearby Schools

**Elementary School:** DALY GROVE SCHOOL

**High School:** W.P. WAGNER SCHOOL

**Middle Or Junior School:** T.D. BAKER SCHOOL



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## Listed by

**List Agent:** Pawan Badesha

**List Office Name:** Royal LePage Noralta Real Estate



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