

# \$444,500 - 3711 17a Avenue, Edmonton

MLS® #E4456660

**\$444,500**

5 Bedroom, 2.50 Bathroom, 1,155 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome to this FULLY RENOVATED bungalow in the most popular community of Daly Grove, Millwood's! With the lot size of open concept lay out this spacious 1154 sq ft. home features 3 spacious bedrooms on the main floor with 8 feet doors on the main level and a FULLY FINISHED BASEMENT with SEPRATE ENTRANCE and SECOND KITCHEN. The basement with open concept layout features 2 spacious bedrooms with 1 full bathroom. NEW FURNACE(2024), NEW AC (2024),CUSTOMIZED OVERSIZE TRIPLE PANE CASEMENT WINDOWS(2020). Fully landscaped back yard features 1 Big TOOL SHED that can be used as a small shop along with a small GARDEN SHED. Also features long driveway on the side perfect for RV Parking. Located close to Schools, parks, shopping, public transport and all the amenities this home is perfect for First time home buyers and investors. A MUST SEE PROPERTY!

Built in 1979

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456660  |
| Price     | \$444,500 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,155                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3711 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Daly Grove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 2R3         |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, See Remarks |
| Parking Spaces | 2                                                                   |
| Parking        | Front Drive Access                                                  |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 7th, 2025

Days on Market                11

Zoning                            Zone 29

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Listing information last updated on September 18th, 2025 at 12:02am MDT