

# \$299,980 - 17 14717 34 Street, Edmonton

MLS® #E4456821

## \$299,980

3 Bedroom, 2.50 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Located in the heart of Kirkness, this well-maintained row home offers fantastic value in North Edmonton. Featuring fresh paint and brand-new flooring throughout, the home is move-in ready and perfect for families or first-time buyers. The bright and functional layout includes 3 spacious bedrooms, 2.5 bathrooms, and a welcoming main floor with open living and dining space. Enjoy the convenience of a single attached garage, ideal for Edmonton winters, and a location that can't be beat—just minutes from schools, parks, shopping, and public transportation. With its combination of upgrades, location, and affordability, this is truly one of the best-priced town homes with no CONDO fee in North Edmonton.

Built in 1991

### Essential Information

MLS® #	E4456821
Price	\$299,980
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00



Year Built	1991
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	17 14717 34 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2L3

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
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, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 8th, 2025
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Days on Market	1
Zoning	Zone 35
HOA Fees	50
HOA Fees Freq.	Monthly

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