

## \$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 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 23      |
| Zoning         | Zone 35 |
| HOA Fees       | 50      |
| HOA Fees Freq. | Monthly |

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Listing information last updated on October 1st, 2025 at 7:17am MDT