

\$349,995 - 3508 17b Avenue, Edmonton

MLS® #E4463509

\$349,995

3 Bedroom, 2.50 Bathroom, 1,241 sqft
Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Beautiful home, perfect for first-time buyers, investors, or developers! This affordable and beautifully laid-out 1,240 sq. ft. two-storey home offers great potential and value for a growing family. The well-designed floor plan features three bedrooms, 2.5 baths, a cozy wood-burning fireplace, and a side entrance ideal for a potential basement suite. Recent updates include new vinyl plank flooring on the main level, new carpet upstairs, fresh paint throughout, a new hot water tank, and more. Set on a huge 6,270 sq. ft. pie-shaped, extra-wide lot with rear lane access – perfect for your future Triple - Car garage or shop, and lots of parking for vehicles, toys, or guests. With both front and rear drive access and plenty of yard space, this property is a rare find in today’s market and an excellent opportunity to build equity or redevelop in the future. Now is the time!

Built in 1981

Essential Information

MLS® #	E4463509
Price	\$349,995
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,241
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3508 17b Avenue
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2P3

Amenities

Amenities	Deck, Fire Pit, See Remarks
Parking	No Garage, Rear Drive Access, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed October 24th, 2025

Days on Market 19

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 12th, 2025 at 2:02pm MST