

\$268,000 - 10027 173 Ave, Edmonton

MLS® #E4445625

\$268,000

3 Bedroom, 1.50 Bathroom, 1,149 sqft
Condo / Townhouse on 0.00 Acres

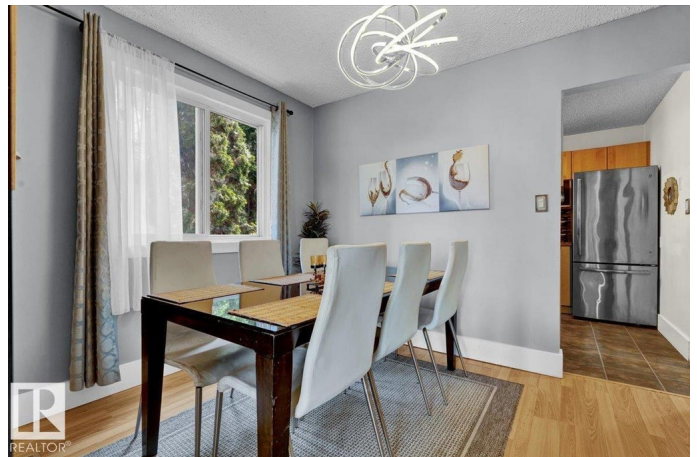
Baturyn, Edmonton, AB

Youâ€™ll LOVE this FAMILY-FRIENDLY community of BATURYN! Nestled in a MATURE, ESTABLISHED NEIGHBOURHOOD, this well-kept half duplex is an ideal STARTER HOME or INVESTMENT PROPERTY. It features 3 LARGE ABOVE-GRADE BEDROOMS and a FULLY FINISHED BASEMENT with great flexibility. The MAIN FLOOR includes a BRIGHT living room, dining area, main floor bedroom, bathroom, and a kitchen that opens to a FENCED SOUTHWEST-FACING BACKYARD. Upstairs offers 2 SPACIOUS BEDROOMS and a 4-PIECE BATHROOM. The basement includes a FLEX ROOM (perfect as a guest room, gym, or hobby space), a FAMILY/REC ROOM, LAUNDRY, and a BONUS DEN or STUDY NOOK, ideal for a home office. Includes TWO PARKING STALLS, 1 located at back with concrete pad and one located in front of home. Home is conveniently located near schools, parks, shopping, transit and quick access to the Anthony Henday. Donâ€™t miss this opportunity!

Built in 1979

Essential Information

MLS® #	E4445625
Price	\$268,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,149
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10027 173 Ave
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3Y1

Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, Parking-Visitor, Patio
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025
Days on Market 55
Zoning Zone 27
Condo Fee \$405

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