

## \$439,000 - 10221 173a Avenue, Edmonton

MLS® #E4431840

**\$439,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Beautiful 1,390 sq ft bungalow in family-friendly Baturyn! This well-maintained home with newer vinyl windows features 3 bedrooms up, including a spacious primary with 3 pc ensuite, plus an additional bedroom and 3 pc bath in the finished basement. The updated kitchen boasts quartz countertops and updated cabinetry. Enjoy cozy evenings by the gas fireplaces in both the living room, basement recreation room and sunroom. Pot lights enhance the living room, dining room, and kitchen. The basement offers a large rec room with a wet bar—perfect for entertaining—plus a separate laundry room with sink and adjacent storage room. An oversized double attached garage adds convenience, while the fully fenced backyard includes a 15' x 11' workshop with overhead garage door, an additional shed, and no back alley for added privacy. A perfect blend of space, comfort, and functionality in a great location close to schools, shopping and public transportation.

Built in 1978

### Essential Information

MLS® # E4431840

Price \$439,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10221 173a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 3X3           |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Bar, Hot Water Natural Gas, Skylight, Sunroom, Vinyl Windows, Wet Bar, Workshop |
| Parking Spaces | 4                                                                                                                      |
| Parking        | Double Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Brass Surround, Glass Door                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 27          |

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Listing information last updated on May 1st, 2025 at 6:47pm MDT