

## \$424,900 - 10617 167a Avenue, Edmonton

MLS® #E4434773

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome home to this family-friendly neighborhood of Baturyn, close to schools, parks, shopping, and transit with all amenities just minutes away. Whether you're a first-time buyer, downsizer, or investor, this inviting 3 bedroom bungalow home checks all the boxes. Step inside to find a bright and airy open-concept main floor layout that flows seamlessly from the spacious living room to dining area and kitchen with plenty of storage space and large windows fill the home with natural light. On the main level, you will also find a spacious primary bedroom with an ensuite, along with 2 more bedrooms and a full bathroom. In the basement, enjoy a second kitchenette and living room space, den, flex space and the convenience of ample storage and entertaining space. The HUGE backyard is perfect for relaxing, entertaining, or gardening. The lengthy driveway provides parking for multiple vehicles and lots of room for a future garage.

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434773  |
| Price     | \$424,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,129                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10617 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 2Y9           |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | See Remarks              |
| Parking Spaces | 4                        |
| Parking        | Parking Pad Cement/Paved |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 72            |
| Zoning         | Zone 27       |

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Listing information last updated on July 17th, 2025 at 5:17am MDT