

## \$235,000 - 9945 171 Avenue, Edmonton

MLS® #E4435093

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,117 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

If you are looking for a very well maintained condo in a well run complex then this might be the one for you. This 3 bedroom, 1.5 bathroom home is perfect for a first time buyer or investor. As soon as you enter, there is a half bathroom to your right and just beyond that is the dining room and kitchen with a good amount of cabinets and counter space. The living room is a very good sized and leads to the balcony which is perfect for having a BBQ and relaxing during the warmer months. Upstairs, the primary bedroom can easily fit a king sized bed and has plenty of closet space. Finishing the upstairs are the second and third bedrooms as well as a 4 piece main bathroom. The basement is partially finished and has plenty of room for storage. Over the years the kitchen, furnace, HWT, washer and dryer have been upgraded and most recently the home has been painted as well. Close to schools, transit, shopping as well as Henday and Yellowhead access, this home is in a fantastic location!

Built in 1979

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4435093  |
| Price    | \$235,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,117             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9945 171 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4X2         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, No Smoking Home, See Remarks |
| Parking   | Stall                              |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Hardie Board Siding  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 7             |
| Zoning         | Zone 27       |
| Condo Fee      | \$396         |

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Listing information last updated on May 15th, 2025 at 1:32am MDT