

# \$234,900 - 9909 171 Avenue, Edmonton

MLS® #E4435887

**\$234,900**

3 Bedroom, 1.50 Bathroom, 1,114 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this charming 3-bedroom, 1.5-bathroom townhouse in the family-friendly community of Baturyn. Enjoy convenient road access and proximity to parks, schools, and amenities. Through the front door, youâ€™ll find a bright dining area and kitchen to the left, and a half bathroom to the right. Straight ahead is a spacious living room with access to the fenced porch. Upstairs features three comfortable bedrooms and a 4-piece bathroom. The basement offers plenty of storage, a laundry room, and a flexible space ideal for a home office or workout area. Whether youâ€™re a first-time buyer or an investor looking for a solid rental property, this home offers great value in a well-established neighbourhood.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435887  |
| Price          | \$234,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,114     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9909 171 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4X2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | No Garage                                  |

### Interior

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 27        |
| Condo Fee      | \$401          |

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