

## \$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	6
Zoning	Zone 27
Condo Fee	\$396

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