

## \$349,900 - 10820 172 Avenue, Edmonton

MLS® #E4461328

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,013 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Great home for first time buyers and or investors! 3-bedroom home with detached oversized double garage and RV parking, plus fully developed basement in Baturyn neighbourhood. It's location near all amenities makes it a perfect family home! Easy access to the bus and is a block away from the Baturyn School, Community League and Baturyn Park.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461328               |
| Price          | \$349,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,013                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|         |                  |
|---------|------------------|
| Address | 10820 172 Avenue |
| Area    | Edmonton         |



|             |          |
|-------------|----------|
| Subdivision | Baturyn  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5X 3E9  |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, R.V. Storage |
| Parking Spaces | 6                                                                    |
| Parking        | Double Garage Detached, RV Parking                                   |

### Interior

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

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                      |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Baturyn Elementary School |
|------------|---------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 27           |

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Listing information last updated on October 13th, 2025 at 1:47am MDT