

## \$529,000 - 10206 173a Avenue, Edmonton

MLS® #E4450009

**\$529,000**

4 Bedroom, 2.50 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

**\*REDUCED\*** VERY LARGE HOME WITH AN AMAZING OASIS BACK YARD WITH PONDS, WATER FEATURES, FRUIT TREES, WALKING PATHS, FLOWER GARDENS & PONDS COULD ALL BE YOURS!! Massive work has been done in this yard to give you a private sanctuary, botanical garden/park setting for peace & tranquility. This Home sits on a large pie shaped lot and offers 2,200 Sq ft of living space above grade & 1,150 Sq ft below grade for a total of 3,350 sq ft of total living space to enjoy. The split level design offers many separate living spaces to accommodate a large family. Huge master bedroom with 3pc ensuite bathroom, 3 more bedrooms & 2 more bathrooms on main levels. Finishing off the home you have an open entrance foyer with curved staircase, living room, dining room, large kitchen overlooking the family room with wood burning fireplace & patio doors leading to the sunroom with views of the beautiful back yard. Lower Levels offer Rec room, bonus room, wet bar, 2nd Fire place & Bath room rough in. Heated & insulated double garage.

Built in 1978

### Essential Information

MLS® # E4450009

Price \$529,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,203                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10206 173a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 3X2           |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Animal Home, Sunroom |
| Parking   | Double Garage Attached, Heated, Insulated      |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                                                                       |
| Stories           | 4                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 27         |

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Listing information last updated on September 11th, 2025 at 9:47am MDT