

## \$300,000 - 9963 171 Ave, Edmonton

MLS® #E4462191

**\$300,000**

5 Bedroom, 2.00 Bathroom, 1,047 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

A must see bungalow townhouse in the community of Baturyn. This non-smoking home has 5 bedrooms in total, perfect for a large family looking for a great priced home. There is a professionally installed laminate flooring throughout the main floor. The kitchen with an eating area opens up to the large living room. There are 3 spacious bedrooms, and a 4pc bathroom on the main floor. The fully finished basement features 2 additional great sized bedrooms, a 4pc bathroom, a wet bar area, a large storage room, a laundry room and a huge family room. Recent upgrades to this home are the new windows and doors, furnace, and hot water tank. This unit has 2 energized parking stalls right in front of the property (one leased and one assigned). This home is near all amenities, public transportations, schools, parks, stores and many more.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462191  |
| Price          | \$300,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,047     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bungalow          |
| Status     | Active            |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 9963 171 Ave |
| Area        | Edmonton     |
| Subdivision | Baturyn      |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T5X 4X2      |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Stall                     |

### Interior

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

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood                       |
| Exterior Features | Playground Nearby, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood                       |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 27            |

Condo Fee                    \$440

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Listing information last updated on October 29th, 2025 at 4:02am MDT