

Courtesy Of Sarah Keats Of RE/MAX River City

# \$424,900 - 10305 167a Avenue, Edmonton

MLS® #E4422892

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,155 sqft  
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Original owner home. Over 2,000 sq ft of finished space incl 3+1 beds. 2 full baths. 1150 sq up + FULLY FIN basement. 2 garages (double detached + single attached). Big ticket upgrades include new windows & blinds up('22), shingles('15), HWT('13), laminate flooring('13), washer/dryer('12), A/C('05), furnace('04). Brand new bathroom on main with walk-in shower. 500m to Namao Centre. 300m to 2 schools: Baturyn Elem & St. Charles (K-6), w/playground, toboggan hill, outdoor skating, & community league. Bsmt has 1 bed, den, full bath w/tub, rec rm, storage & bar w/sink. Need extra parking? Double det garage (powered) PLUS single att garage, PLUS long driveway. 2 wood burning F/P (1 up+1 down). Back entrance takes you straight to the bsmt. Lg back deck w/gazebo & shed. House has 100AMP electrical & garage has 60AMP. Bus stops behind back fence w/direct route to Downtown or UofA. 2024 Taxes \$3479.43. Lot 6597 sqft/612 sqm. Drywall repair in basement bedroom was cosmetic only - no moisture/foundation issues ever.

Built in 1978

## Essential Information

MLS® #	E4422892
Price	\$424,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10305 167a Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2Y8

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, Gazebo, Parking-Extra
Parking	Double Garage Detached, Front Drive Access, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick  
Foundation Concrete Perimeter

### School Information

Elementary Baturyn Elem/St. Charles  
Middle Mary Butterworth  
High M.E. Lazerte

### Additional Information

Date Listed February 26th, 2025  
Days on Market 16  
Zoning Zone 27

10305 167A Ave NW



- OVER 2,000 SQ FT OF FINISHED SPACE
- FULLY FINISHED BASEMENT
- NEW WINDOWS AND BLINDS UPSTAIRS (2022)
- SHINGLES (2015)
- HOT WATER TANK (2013)
- LAMINATE FLOORING (2013)
- WASHER/DRYER (2012)
- CENTRAL A/C (2005)
- FURNACE (2004)
- BRAND NEW BATHROOM ON MAIN FLOOR IS AN ADDITION
- 500M TO NAMAQ CENTRE
- 300M TO BATURYN & ST. CHARLES ELEMENTARY (K-6)
- 2 WOOD BURNING FIREPLACES (1 UP 1 DOWN WITH GAS LIGHTER)
- BACK ENTRANCE GOES STRAIGHT TO BASEMENT
- 100 AMP SERVICE IN THE HOUSE
- ADDITIONAL DOUBLE DETACHED GARAGE
- 60 AMP SERVICE AND GAS LINE TO THE DETACHED GARAGE
- SINGLE ATTACHED GARAGE
- LONG DRIVEWAY FOR ADDITIONAL PARKING OR RV/TRAILER PARKING
- BUS STOPS DIRECTLY BEHIND FENCE WITH DIRECT ROUTE TO DOWNTOWN OR U OF A

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Listing information last updated on March 14th, 2025 at 1:17am MDT