

## \$579,000 - 10820 170 Avenue Nw, Edmonton

MLS® #E4454672

**\$579,000**

6 Bedroom, 3.50 Bathroom, 1,989 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

This Pie Shaped lot, 5 level split complete with 6 bedrooms and 3.5 bathrooms. Do you have a large family? Welcome home. Updated furnaces, hot water tank, windows and shingles. Nestled on a quiet crescent, double heated oversize attached garage. Larger than average lot with ample room for parking, a freshly re-done driveway and sidewalks to accommodate lots of parking and a wide backyard with privacy trees and newer vinyl fencing. Approx. 2000 sq ft. above grade with 2 basement levels with bedrooms and bathroom. Patio doors off family room for rear deck access. Within walking distance of schools/playgrounds/parks. Well maintained.

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454672      |
| Price          | \$579,000     |
| Bedrooms       | 6             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,989         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 5 Level Split          |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10820 170 Avenue Nw |
| Area        | Edmonton            |
| Subdivision | Baturyn             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5X 3E6             |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Deck, Fire Pit, Hot Water Natural Gas, Patio, Sprinkler Sys-Underground |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Over Sized          |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-2, Natural Gas                                                                                       |
| Stories           | 5                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                         |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Brick, Stucco                                                         |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 77                |
| Zoning         | Zone 27           |

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