

\$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	6
Zoning	Zone 27

Condo Fee \$440

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