

## \$268,000 - 10027 173 Ave, Edmonton

MLS® #E4445625

**\$268,000**

3 Bedroom, 1.50 Bathroom, 1,149 sqft  
Condo / Townhouse on 0.00 Acres

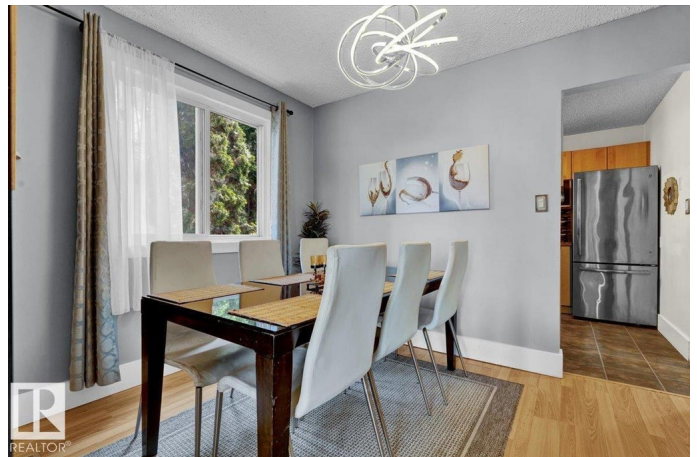
Baturyn, Edmonton, AB

Youâ€™ll LOVE this FAMILY-FRIENDLY community of BATURYN! Nestled in a MATURE, ESTABLISHED NEIGHBOURHOOD, this well-kept half duplex is an ideal STARTER HOME or INVESTMENT PROPERTY. It features 3 LARGE ABOVE-GRADE BEDROOMS and a FULLY FINISHED BASEMENT with great flexibility. The MAIN FLOOR includes a BRIGHT living room, dining area, main floor bedroom, bathroom, and a kitchen that opens to a FENCED SOUTHWEST-FACING BACKYARD. Upstairs offers 2 SPACIOUS BEDROOMS and a 4-PIECE BATHROOM. The basement includes a FLEX ROOM (perfect as a guest room, gym, or hobby space), a FAMILY/REC ROOM, LAUNDRY, and a BONUS DEN or STUDY NOOK, ideal for a home office. Includes TWO PARKING STALLS, 1 located at back with concrete pad and one located in front of home. Home is conveniently located near schools, parks, shopping, transit and quick access to the Anthony Henday. Donâ€™t miss this opportunity!

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4445625  |
| Price  | \$268,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,149             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 10027 173 Ave |
| Area        | Edmonton      |
| Subdivision | Baturyn       |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5X 3Y1       |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Off Street Parking, Hot Water Natural Gas, Parking-Visitor, Patio |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access     |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 3                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco                                                                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                43  
Zoning                              Zone 27  
Condo Fee                        \$405

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