

## \$439,000 - 10221 173a Avenue, Edmonton

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MLS® #E4431840

**\$439,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Beautiful 1,390 sq ft bungalow in family-friendly Baturyn! This well-maintained home with newer vinyl windows features 3 bedrooms up, including a spacious primary with 3 pc ensuite, plus an additional bedroom and 3 pc bath in the finished basement. The updated kitchen boasts quartz countertops and updated cabinetry. Enjoy cozy evenings by the gas fireplaces in both the living room, basement recreation room and sunroom. Pot lights enhance the living room, dining room, and kitchen. The basement offers a large rec room with a wet bar—perfect for entertaining—plus a separate laundry room with sink and adjacent storage room. An oversized double attached garage adds convenience, while the fully fenced backyard includes a 15' x 11' workshop with overhead garage door, an additional shed, and no back alley for added privacy. A perfect blend of space, comfort, and functionality in a great location close to schools, shopping and public transportation.



Built in 1978

### Essential Information

MLS® #	E4431840
Price	\$439,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10221 173a Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3X3

### Amenities

Amenities	Off Street Parking, On Street Parking, Bar, Hot Water Natural Gas, Skylight, Sunroom, Vinyl Windows, Wet Bar, Workshop
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	16
Zoning	Zone 27

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Listing information last updated on May 5th, 2025 at 9:17pm MDT