

Courtesy Of Drew N Kardash Of Professional Realty Group

## \$204,900 - 9909 171 Avenue, Edmonton

MLS® #E4458703

**\$204,900**

3 Bedroom, 1.50 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this BRIGHT AND INVITING 3-bedroom, 1.5-bath townhouse in the sought-after, FAMILY-FRIENDLY community of Baturyn. PERFECTLY LOCATED close to parks, schools, shopping, and transit, this home offers both COMFORT AND CONVENIENCE. Inside, a WELCOMING LAYOUT features A BRIGHT DINING AREA AND FUNCTIONAL KITCHEN to the left, a handy half bath to the right, and a SPACIOUS LIVING ROOM with access to YOUR PRIVATE DECK straight ahead, ideal for RELAXING OR ENTERTAINING. Upstairs, youâ€™ll find THREE GENEROUS BEDROOMS and a REFRESHED 4-PIECE BATHROOM, while the basement provides AMPLE STORAGE, laundry, and A VERSATILE FLEX SPACE for a home office, gym, or playroom. Whether youâ€™re looking to upsize, to downsize or you are A SAVVY INVESTOR, this property delivers EXCELLENT VALUE in a well-established neighbourhood.

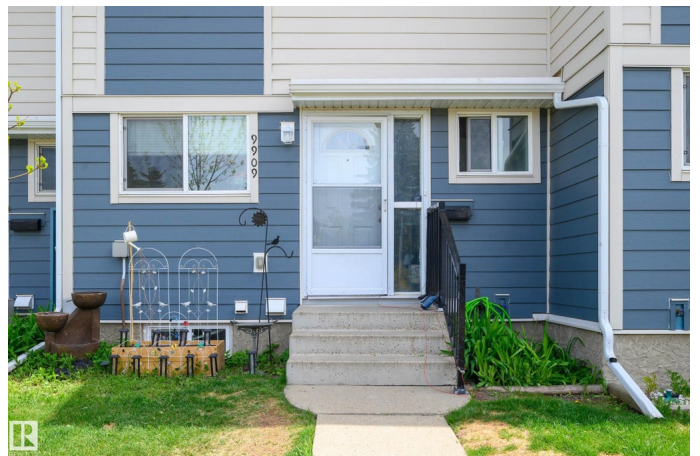
Built in 1979

### Essential Information

MLS® # E4458703

Price \$204,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,114             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9909 171 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4X2         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Stall                                      |

### Interior

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

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                       |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Hardie Board Siding                       |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Baturyn School          |
| Middle     | Mary Butterworth School |
| High       | Queen Elizabeth School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 41                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$401                |

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Listing information last updated on October 30th, 2025 at 6:17pm MDT