

\$234,900 - 9909 171 Avenue, Edmonton

MLS® #E4435887

\$234,900

3 Bedroom, 1.50 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this charming 3-bedroom, 1.5-bathroom townhouse in the family-friendly community of Baturyn. Enjoy convenient road access and proximity to parks, schools, and amenities. Through the front door, youâ€™ll find a bright dining area and kitchen to the left, and a half bathroom to the right. Straight ahead is a spacious living room with access to the fenced porch. Upstairs features three comfortable bedrooms and a 4-piece bathroom. The basement offers plenty of storage, a laundry room, and a flexible space ideal for a home office or workout area. Whether youâ€™re a first-time buyer or an investor looking for a solid rental property, this home offers great value in a well-established neighbourhood.

Built in 1979

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435887 |
| Price | \$234,900 |
| 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 | No Garage |

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 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 11th, 2025 |
| Days on Market | 35 |
| Zoning | Zone 27 |
| Condo Fee | \$401 |

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