

Courtesy Of Emma Esposito Of Century 21 Masters

## \$348,800 - 10207 169 Avenue, Edmonton

MLS® #E4442336

**\$348,800**

3 Bedroom, 2.00 Bathroom, 852 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

This fully-finished bi-level is a must see! Move right in and enjoy - Major expenses have been taken care of! Updates include: BRAND NEW Shingles(2025), Windows(2024), Hot Water Tank(2024), Furnace(2018), Air Conditioner(2018). Your Kitchen includes Stainless Steel Appliances, ample cabinetry, and an island overlooking your bright and open-concept Living room and Dining area. Through sliding glass doors, access your deck and large (406 sqm lot) fenced yard- Perfect for Summer BBQ's. Enjoy 3 bedrooms, an additional Recreation room, and 2 full Bathrooms- featuring a Massive Jetted Jacuzzi tub to relax in. Located in the family-oriented neighbourhood of Baturyn, this home is within walking distance of Schools, Parks, offers easy access to the Anthony Henday and 97th Street. This is a true GEM!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442336  |
| Price          | \$348,800 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 852       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10207 169 Avenue |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4M1          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck     |
| Parking   | Front Drive Access, Parking Pad Cement/Paved |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | Bishop Savaryn, St. Charles |
| Middle     | Mary Butterworth            |
| High       | O'Leary, M.E LaZerte        |

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        3  
Zoning                    Zone 27

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