

## \$204,900 - 9921 171 Avenue, Edmonton

MLS® #E4442346

**\$204,900**

3 Bedroom, 2.50 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

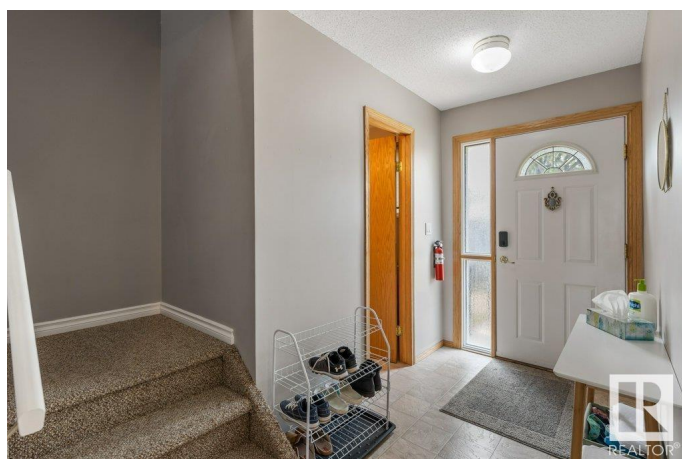
Country Roadsâ€”take me home with this exceptional opportunity in a meticulously maintained complex. Step into the heart of the homeâ€”a well-equipped kitchen boasting all essential appliances, seamlessly flowing into a spacious dining area. The generous living room, adorned with gleaming hardwood floors, offers a perfect space for relaxation and entertainment, complete with patio doors leading to your private deck for those serene evenings. Upstairs, you'll find three generously sized bedrooms and a beautifully appointed full bath, offering comfort and privacy for the whole family. The fully finished basement expands your living space, providing a versatile recreation room, a convenient three-piece bath, laundry facilities and additional storage. Situated just steps away from a peaceful park, top-rated schools, shopping destinations, and public transportation, this home is perfectly positioned for a balanced lifestyle. Donâ€™t miss the chance to make this gem your ownâ€”a true must-see!

Built in 1979

### Essential Information

MLS® # E4442346

Price \$204,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,135             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9921 171 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4X2         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Gazebo, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, |

Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Slab                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 27         |
| Condo Fee      | \$406           |

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Listing information last updated on June 15th, 2025 at 3:02pm MDT