

## \$268,000 - 10027 173 Ave, Edmonton

MLS® #E4445625

**\$268,000**

3 Bedroom, 1.50 Bathroom, 1,149 sqft  
Condo / Townhouse on 0.00 Acres

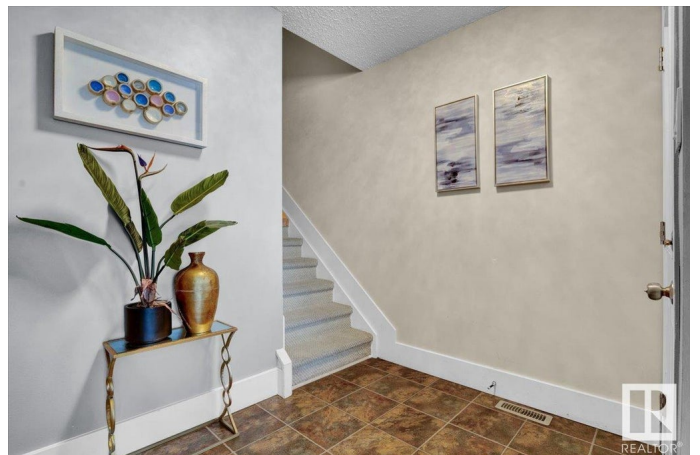
Baturyn, Edmonton, AB

Youâ€™ll LOVE this FAMILY-FRIENDLY community of BATURYN! Nestled in a MATURE, ESTABLISHED NEIGHBOURHOOD, this well-kept half duplex is an ideal STARTER HOME or INVESTMENT PROPERTY. It features 3 LARGE ABOVE-GRADE BEDROOMS and a FULLY FINISHED BASEMENT with great flexibility. The MAIN FLOOR includes a BRIGHT living room, dining area, main floor bedroom, bathroom, and a kitchen that opens to a FENCED SOUTHWEST-FACING BACKYARD. Upstairs offers 2 SPACIOUS BEDROOMS and a 4-PIECE BATHROOM. The basement includes a FLEX ROOM (perfect as a guest room, gym, or hobby space), a FAMILY/REC ROOM, LAUNDRY, and a BONUS DEN or STUDY NOOK, ideal for a home office or future bathroom. Includes TWO PARKING STALLS, 1 located at back with concrete pad and one located in front of home. Home is conveniently located near schools, parks, shopping, transit and quick access to the Anthony Henday. Donâ€™t miss this opportunity!

Built in 1979

### Essential Information

MLS® #	E4445625
Price	\$268,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,149
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10027 173 Ave
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 3Y1

### **Amenities**

Amenities	Off Street Parking, Hot Water Natural Gas, Parking-Visitor, Patio
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                3  
Zoning                              Zone 27  
Condo Fee                        \$405

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 6th, 2025 at 11:02am MDT