

\$449,900 - 10962 168a Avenue, Edmonton

MLS® #E4461268

\$449,900

4 Bedroom, 2.50 Bathroom, 1,229 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this beautifully maintained Castle Downs bungalow, within walking distance to Beaumaris Lake. Enjoy morning walks, evening sunsets, and family bike rides right from your doorstep! This 4-bed, 2.5-bath home features vaulted ceilings, a cozy fireplace, and an open-concept main floor perfect for entertaining. The bright kitchen with eating bar flows to a sunny yard, while three spacious bedrooms – including a primary with 2-pc ensuite – and a 4-piece main bath complete the main level. Downstairs offers a fully finished basement with large rec room, fireplace, 4th bedroom, and 3-pc bath. A separate entrance provides flexibility for a future income suite or private in-law setup. Outside you’ll love the heated double attached garage, patio area, and fenced yard with storage sheds. Close to schools, parks, transit, and the Anthony Henday – this is lakeside living at its best!

Built in 1976

Essential Information

MLS® #	E4461268
Price	\$449,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,229
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10962 168a Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2N3

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 8th, 2025

Zoning Zone 27

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