

Courtesy Of Drew N Kardash Of Professional Realty Group

\$204,900 - 9909 171 Avenue, Edmonton

MLS® #E4458703

\$204,900

3 Bedroom, 1.50 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this BRIGHT AND INVITING 3-bedroom, 1.5-bath townhouse in the sought-after, FAMILY-FRIENDLY community of Baturyn. PERFECTLY LOCATED close to parks, schools, shopping, and transit, this home offers both COMFORT AND CONVENIENCE. Inside, a WELCOMING LAYOUT features A BRIGHT DINING AREA AND FUNCTIONAL KITCHEN to the left, a handy half bath to the right, and a SPACIOUS LIVING ROOM with access to YOUR PRIVATE DECK straight ahead, ideal for RELAXING OR ENTERTAINING. Upstairs, youâ€™ll find THREE GENEROUS BEDROOMS and a REFRESHED 4-PIECE BATHROOM, while the basement provides AMPLE STORAGE, laundry, and A VERSATILE FLEX SPACE for a home office, gym, or playroom. Whether youâ€™re looking to upsize, to downsize or you are A SAVVY INVESTOR, this property delivers EXCELLENT VALUE in a well-established neighbourhood.

Built in 1979

Essential Information

MLS® # E4458703

Price \$204,900

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	Stall

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

School Information

Elementary	Baturyn School
Middle	Mary Butterworth School
High	Queen Elizabeth School

Additional Information

Date Listed	September 19th, 2025
Days on Market	48
Zoning	Zone 27
Condo Fee	\$401

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