# \$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

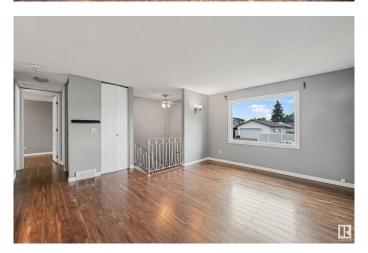
Full Baths 2

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

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 June 16th, 2025 at 6:47am MDT