

\$234,900 - 9909 171 Avenue, Edmonton

MLS® #E4435887

\$234,900

3 Bedroom, 1.50 Bathroom, 1,114 sqft
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this charming 3-bedroom, 1.5-bathroom townhouse in the family-friendly community of Baturyn. Enjoy convenient road access and proximity to parks, schools, and amenities. Through the front door, youâ€™ll find a bright dining area and kitchen to the left, and a half bathroom to the right. Straight ahead is a spacious living room with access to the fenced porch. Upstairs features three comfortable bedrooms and a 4-piece bathroom. The basement offers plenty of storage, a laundry room, and a flexible space ideal for a home office or workout area. Whether youâ€™re a first-time buyer or an investor looking for a solid rental property, this home offers great value in a well-established neighbourhood.

Built in 1979

Essential Information

MLS® #	E4435887
Price	\$234,900
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	No Garage

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

Additional Information

Date Listed	May 11th, 2025
Days on Market	16
Zoning	Zone 27
Condo Fee	\$401

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