

\$275,000 - 9949 171 Avenue, Edmonton

MLS® #E4464042

\$275,000

3 Bedroom, 2.50 Bathroom, 1,115 sqft
Condo / Townhouse on 0.00 Acres

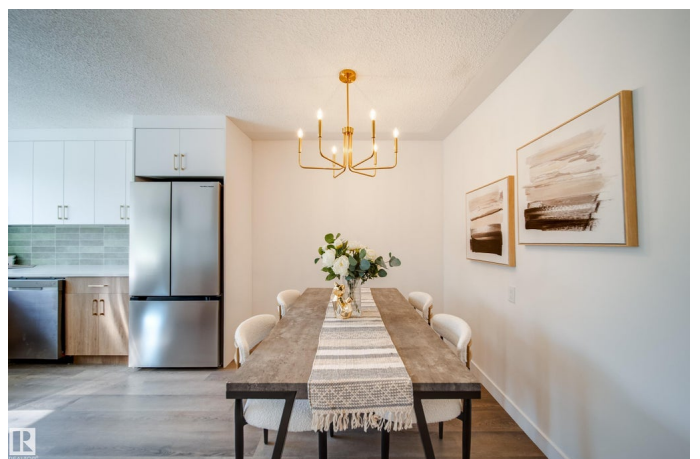
Baturyn, Edmonton, AB

Welcome to 9949 171 Avenue, a beautifully updated townhouse nestled in the desirable Baturyn community. This home offers modern style and comfort with a bright BRAND NEW KITCHEN featuring QUARTZ countertops, sleek cabinetry, gold hardware, and stainless steel appliances. Fresh flooring, updated lighting, and contemporary feature walls add warmth and character throughout the open living and dining areas, while large windows and patio doors let in plenty of natural light. Upstairs you'll find spacious bedrooms and a renovated bathroom with stylish vanity, new fixtures, and tiled shower/tub. The FULLY FINISHED basement provides additional living space perfect for a rec room, office, or gym with ANOTHER FULL BATHROOM. Outside, enjoy a serene complex with a welcoming front path. Located close to schools, parks, shopping, public transit, and with easy access to the Anthony Henday, this move-in-ready home combines convenience and thoughtful stylish upgrades. There is an additional stall for \$25 monthly

Built in 1979

Essential Information

MLS® #	E4464042
Price	\$275,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,115
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	9949 171 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4X2

Amenities

Amenities	Deck, Parking-Extra, Parking-Visitor, See Remarks
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, 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	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed October 30th, 2025
Days on Market 4
Zoning Zone 27
Condo Fee \$401

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 November 3rd, 2025 at 9:47am MST