

## \$289,900 - 10337 172 Avenue, Edmonton

MLS® #E4436971

**\$289,900**

3 Bedroom, 2.00 Bathroom, 1,019 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Welcome to this beautifully renovated bungalow, perfect for downsizing or as your ideal starter home. Located in a quiet cul-de-sac, this charming half duplex has been freshly painted and is move-in ready. Step inside to discover a brand-new kitchen featuring quartz countertops, built-in pantry, stunning vinyl plank flooring, new stainless steel appliances, updated lighting throughout. The large living room is a dream with all the natural light that streams into the room. The main floor offers 3 comfortable bedrooms & a 4-piece bathroom with a modern vanity with quartz & new mirror. The lower level has a spacious family room—great for entertaining or relaxing, flex room/ home office and a huge storage room. Plus, your new washer & dryer has a separate space to itself. Have some peace of mind with a brand-new furnace. Enjoy the convenience of a good-sized backyard that backs onto a school yard. Don't miss this incredible opportunity to own a stylish, upgraded home in a great location!

Built in 1980

### Essential Information

MLS® #	E4436971
Price	\$289,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	10337 172 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5C2

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, Parking-Visitor
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

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, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 16th, 2025  
Days on Market                9  
Zoning                              Zone 27  
Condo Fee                        \$364

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