

# \$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	37
Zoning	Zone 27
Condo Fee	\$401

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