

Courtesy Of Emma Esposito Of Century 21 Masters

## \$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 9:02pm MDT