

## \$259,900 - 10333 172 Avenue, Edmonton

MLS® #E4453620

**\$259,900**

3 Bedroom, 1.50 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Gorgeous Renovated Home offers elegance, magnificent living spaces. This home features 3 bed and 1.5 baths. Inside the front entry boasts an impressive living area. The Kitchen is outstanding from every angle, showcases tasteful finishes such as new counters, tile backsplash, custom cabinetry. Upstairs you have 3 Bedrooms & a Full bathroom. Separate Entrance to the Basement. The Partially Finished Basement awaits your finishing touches, would be perfect for entertaining guests, with a Large Laundry area. Upgrade's include: Kitchen, Flooring, Bathroom, Paint, Trim. The Massive SOUTHWEST FACING Backyard backing onto Baturyn Park with a 17' x 13' patio and BBQ hook-up offers plenty of space, great for entertaining! Large Driveway with room for large vehicles. Plenty of visitor parking out front and quick walking distance to the unit. The condo board is very responsive and proactive. In a Great Location very close to schools, playgrounds, downtown, shopping, and public transportation.

Built in 1980

### Essential Information

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Price \$259,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,060             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10333 172 Avenue |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 5C2          |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 2                                                         |
| Has Basement | Yes                                                       |
| Basement     | Full, Partially Finished                                  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 27           |
| Condo Fee      | \$353             |

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