

## \$424,900 - 10617 167a Avenue, Edmonton

MLS® #E4434773

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,129 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Welcome home to this family-friendly neighborhood of Baturyn, close to schools, parks, shopping, and transit with all amenities just minutes away. Whether you're a first-time buyer, downsizer, or investor, this inviting 3 bedroom bungalow home checks all the boxes. Step inside to find a bright and airy open-concept main floor layout that flows seamlessly from the spacious living room to dining area and kitchen with plenty of storage space and large windows fill the home with natural light. On the main level, you will also find a spacious primary bedroom with an ensuite, along with 2 more bedrooms and a full bathroom. In the basement, enjoy a second kitchenette and living room space, den, flex space and the convenience of ample storage and entertaining space. The HUGE backyard is perfect for relaxing, entertaining, or gardening. The lengthy driveway provides parking for multiple vehicles and lots of room for a future garage.

Built in 1976

### Essential Information

MLS® #	E4434773
Price	\$424,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10617 167a Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2Y9

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 6th, 2025  
Days on Market       9  
Zoning                 Zone 27

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