

Courtesy Of Sarah Keats Of RE/MAX River City

\$424,900 - 10305 167a Avenue, Edmonton

MLS® #E4422892

\$424,900

4 Bedroom, 2.00 Bathroom, 1,155 sqft
Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Original owner home. Over 2,000 sq ft of finished space incl 3+1 beds. 2 full baths. 1150 sq up + FULLY FIN basement. 2 garages (double detached + single attached). Big ticket upgrades include new windows & blinds up('22), shingles('15), HWT('13), laminate flooring('13), washer/dryer('12), A/C('05), furnace('04). Brand new bathroom on main with walk-in shower. 500m to Namao Centre. 300m to 2 schools: Baturyn Elem & St. Charles (K-6), w/playground, toboggan hill, outdoor skating, & community league. Bsmt has 1 bed, den, full bath w/tub, rec rm, storage & bar w/sink. Need extra parking? Double det garage (powered) PLUS single att garage, PLUS long driveway. 2 wood burning F/P (1 up+1 down). Back entrance takes you straight to the bsmt. Lg back deck w/gazebo & shed. House has 100AMP electrical & garage has 60AMP. Bus stops behind back fence w/direct route to Downtown or UofA. 2024 Taxes \$3479.43. Lot 6597 sqft/612 sqm. Drywall repair in basement bedroom was cosmetic only - no moisture/foundation issues ever.

Built in 1978

Essential Information

MLS® #	E4422892
Price	\$424,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10305 167a Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2Y8

Amenities

Amenities	Air Conditioner, Bar, Deck, Gazebo, Parking-Extra
Parking	Double Garage Detached, Front Drive Access, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick
Foundation Concrete Perimeter

School Information

Elementary Baturyn Elem/St. Charles
Middle Mary Butterworth
High M.E. Lazerte

Additional Information

Date Listed February 26th, 2025
Days on Market 16
Zoning Zone 27

10305 167A Ave NW



- OVER 2,000 SQ FT OF FINISHED SPACE
- FULLY FINISHED BASEMENT
- NEW WINDOWS AND BLINDS UPSTAIRS (2022)
- SHINGLES (2015)
- HOT WATER TANK (2013)
- LAMINATE FLOORING (2013)
- WASHER/DRYER (2012)
- CENTRAL A/C (2005)
- FURNACE (2004)
- BRAND NEW BATHROOM ON MAIN FLOOR IS AN ADDITION
- 500M TO NAMAQ CENTRE
- 300M TO BATURYN & ST. CHARLES ELEMENTARY (K-6)
- 2 WOOD BURNING FIREPLACES (1 UP 1 DOWN WITH GAS LIGHTER)
- BACK ENTRANCE GOES STRAIGHT TO BASEMENT
- 100 AMP SERVICE IN THE HOUSE
- ADDITIONAL DOUBLE DETACHED GARAGE
- 60 AMP SERVICE AND GAS LINE TO THE DETACHED GARAGE
- SINGLE ATTACHED GARAGE
- LONG DRIVEWAY FOR ADDITIONAL PARKING OR RV/TRAILER PARKING
- BUS STOPS DIRECTLY BEHIND FENCE WITH DIRECT ROUTE TO DOWNTOWN OR U OF A

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Listing information last updated on March 14th, 2025 at 10:17am MDT