

## \$240,000 - 10039 173 Avenue, Edmonton

MLS® #E4431266

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,033 sqft  
Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Spacious Bungalow Condo with Fenced Yard  
“ Close to CFB Edmonton! Welcome home  
to this bright and beautifully laid-out  
3-bedroom, 2-bathroom bungalow-style condo.

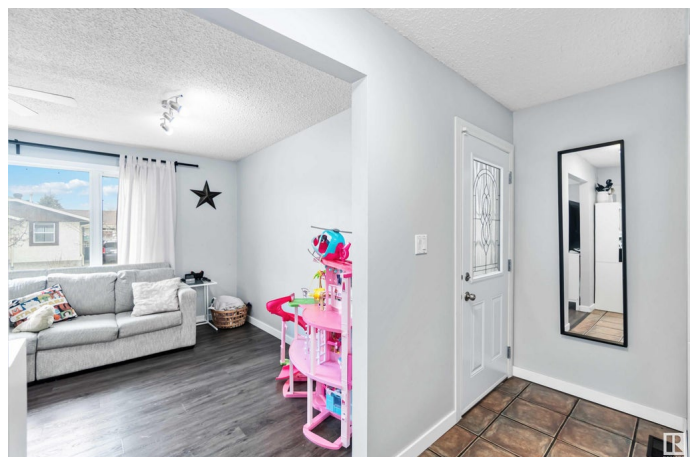
Step inside and fall in love with the large  
kitchen, featuring tons of counter space, a  
pantry, and seamless flow to the dining  
area—ideal for entertaining or everyday  
meals. Just off the kitchen, the spacious living  
room offers great natural light and plenty of  
room to relax. The primary bedroom has a  
smart layout that includes a cozy  
nook—perfect for a reading chair, makeup  
table, or compact workspace. Two additional  
bedrooms complete the main floor, all with  
easy access to the full bathroom. Downstairs,  
you’ll find a full bathroom and the rest is  
ready for your finishing touch. Enjoy the  
outdoors with your own private balcony and  
large fenced backyard—rare finds in condo  
living! This unit also comes with 2 parking  
stalls. New furnace and A/C (2022) . Located  
just minutes from schools, parks, shopping,  
and with quick access to the Henday!

Built in 1979

### Essential Information

MLS® # E4431266

Price \$240,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,033             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10039 173 Avenue |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 3Y1          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 2   |
| Parking        | 2 Outdoor Stalls  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025  
Days on Market 2  
Zoning Zone 27  
Condo Fee \$397

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Listing information last updated on April 19th, 2025 at 12:02pm MDT