

## \$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

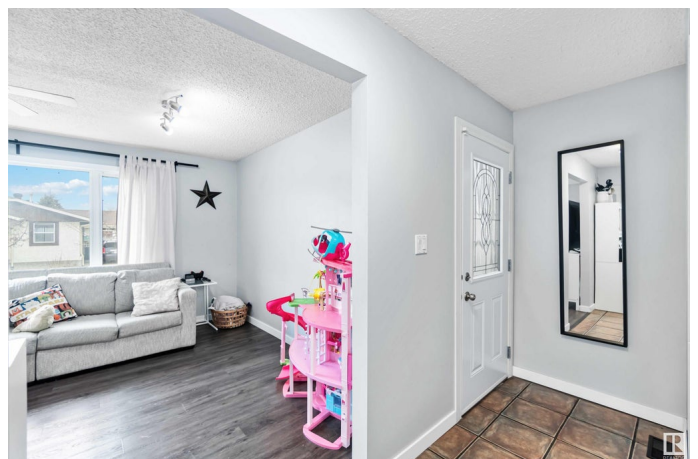
Spacious Bungalow Condo with Fenced Yard  
â€œ Close to CFB Edmonton! Welcome home  
to this bright and beautifully laid-out  
3-bedroom, 2-bathroom bungalow-style condo.

Step inside and fall in love with the large  
kitchen, featuring tons of counter space, a  
pantry, and seamless flow to the dining  
areaâ€”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  
nookâ€”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,  
youâ€™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 backyardâ€”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 | 14               |
| Zoning         | Zone 27          |
| Condo Fee      | \$397            |

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Listing information last updated on May 1st, 2025 at 10:47am MDT