

## \$239,900 - 9965 171 Avenue, Edmonton

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MLS® #E4446767

**\$239,900**

3 Bedroom, 1.50 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Great 3 bedroom 1.5 bath unit., located in upgraded complex of country roads. Property has nice large living room bright spacious kitchen, Unit has upgraded flooring ,tile kitchen back splash, new kitchen stainless steel appliances clean bathrooms. The Unit is spotless and ready for a quick possession. Parking stall is right in front of the unit and there is extra neighborhood parking directly behind the unit. Great Castle downs location close to schools transportation and shopping districts. Complex has completed all exterior upgrades within the last few years.



Built in 1979

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4446767          |
| Price          | \$239,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,070             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |

Status Active

Community Information

Address 9965 171 Avenue  
Area Edmonton  
Subdivision Baturyn  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5X 4X2

Amenities

Amenities Vinyl Windows, See Remarks  
Parking Spaces 1  
Parking Stall

Interior

Appliances Dishwasher-Built-In, Dryer, Washer  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl, Hardie Board S  
Exterior Features Landscaped, Schools, Shopp  
Roof Asphalt Shingles  
Construction Wood, Vinyl, Hardie Board S  
Foundation Concrete Perimeter

Additional Information

Date Listed July 9th, 2025  
Days on Market 21  
Zoning Zone 27  
Condo Fee \$411



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