

## \$204,900 - 9921 171 Avenue, Edmonton

MLS® #E4442346

**\$204,900**

3 Bedroom, 2.50 Bathroom, 1,135 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

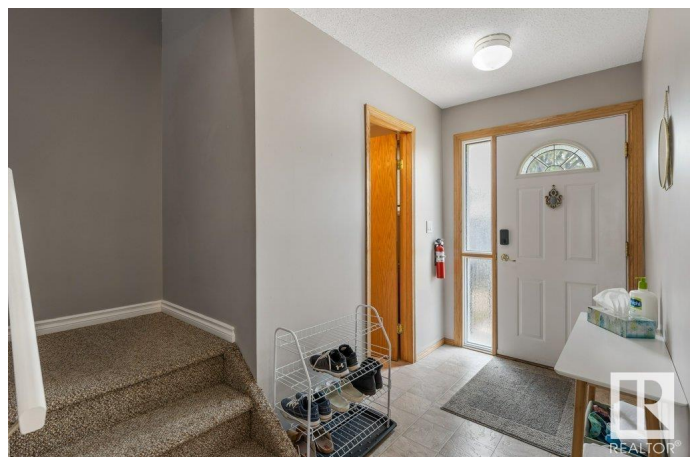
Country Roadsâ€”take me home with this exceptional opportunity in a meticulously maintained complex. Step into the heart of the homeâ€”a well-equipped kitchen boasting all essential appliances, seamlessly flowing into a spacious dining area. The generous living room, adorned with gleaming hardwood floors, offers a perfect space for relaxation and entertainment, complete with patio doors leading to your private deck for those serene evenings. Upstairs, you'll find three generously sized bedrooms and a beautifully appointed full bath, offering comfort and privacy for the whole family. The fully finished basement expands your living space, providing a versatile recreation room, a convenient three-piece bath, laundry facilities and additional storage. Situated just steps away from a peaceful park, top-rated schools, shopping destinations, and public transportation, this home is perfectly positioned for a balanced lifestyle. Donâ€™t miss the chance to make this gem your ownâ€”a true must-see!

Built in 1979

### Essential Information

MLS® # E4442346

Price \$204,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9921 171 Avenue
Area	Edmonton
Subdivision	Baturyn
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 4X2

### Amenities

Amenities	Closet Organizers, Deck, Gazebo, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve,

Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Slab

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 27
Condo Fee	\$406

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 7:47pm MDT