

## \$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	2
Zoning	Zone 27
Condo Fee	\$397

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