

## \$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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