

## \$204,000 - 9925 171 Avenue, Edmonton

MLS® #E4461521

**\$204,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Baturyn, Edmonton, AB

Castledowns Baturyn 3 bedroom, 1.5 baths, 1075 sq. ft 2 storey condo located in one the most desirable condominium complex in Castledowns Country Roads. The property is close schools, shopping, the base and public transportation. Features include newer high efficiency furnace and a newer hot water tank. The upper level has 3 spacious bedrooms, and a 4 piece main bathroom. The main level has a 2 piece bathroom, large living room and dining room, a newer kitchen with oak cabinets. The flooring is in great condition with laminate, lino and carpeting throughout. The home has a attached deck out back and is in a very private location. The basement very open. All the appliances stay and the condo is very bright and open. It is priced to sell. Move right in!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461521  |
| Price          | \$204,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,098     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9925 171 Avenue |
| Area        | Edmonton        |
| Subdivision | Baturyn         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 4X2         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Deck, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                      |
| Parking        | Stall                                                  |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                               |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Hardie Board Siding                               |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 27           |

Condo Fee                    \$396

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