

Courtesy Of Clayton Kostuik Of Century 21 Leading

## \$549,000 - 10206 173a Avenue, Edmonton

MLS® #E4450009

**\$549,000**

4 Bedroom, 2.50 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

VERY LARGE HOME WITH AN AMAZING OASIS BACK YARD WITH PONDS, WATER FEATURES, FRUIT TREES, WALKING PATHS, FLOWER GARDENS & PONDS COULD BE YOURS!! Massive work has been done in this yard to give you a private sanctuary, botanical garden/park setting for peace & tranquility. This Large Home sits on a large pie shaped lot and offers 2,200 Sq ft of living space above grade & 1,150 Sq ft below grade for a total of 3,350 sq ft of total living space to enjoy. The split level design offers many separate living spaces to accommodate a large family. Huge master bedroom with 3pc ensuite bathroom, 3 more bedrooms and 2 more bathrooms on main levels. Finishing off the home you have a welcoming entrance foyer with curved staircase, living room, dining room, large kitchen overlooking the family room with wood burning fireplace & patio doors leading to the sunroom with views of the beautiful back yard. The lower levels offer a large rec room & bonus room with bar, storage & utility rooms. Heated & insulated double garage.

Built in 1978

### Essential Information

MLS® # E4450009

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,203                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10206 173a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 3X2           |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Hot Water Natural Gas, No Animal Home, Sunroom |
| Parking   | Double Garage Attached, Heated, Insulated      |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                                                                       |
| Stories           | 4                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 27         |

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Listing information last updated on August 26th, 2025 at 8:02am MDT