

## \$529,000 - 10206 173a Avenue, Edmonton

MLS® #E4450009

**\$529,000**

4 Bedroom, 2.50 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

**\*REDUCED\*** 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 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 an open 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 \$529,000



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	38
Zoning	Zone 27

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Listing information last updated on September 3rd, 2025 at 11:17pm MDT