

## \$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	1
Zoning	Zone 27

Condo Fee                    \$396

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