

## \$375,000 - 10227 172 Avenue, Edmonton

MLS® #E4439694

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

This great home sits on a huge corner lot and offers a traditional bungalow layout with big front living room boasting a cozy fireplace and large windows to the front yard. Kitchen with nook area, dining area and separate entrance to the basement. Main floor offers primary bedroom with 2 piece ensuite and 2 more good sized bedrooms, full 4 piece bath. The basement is finished with large rec room, den and large laundry area and mechanical with lots of room for storage. Space for future garage or use the current parking area for up to 4 vehicles. Large yard for a garden and lawn space for kids! Great family friendly neighbourhood close to shopping, schools and parks.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439694  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,222     |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10227 172 Avenue |
| Area        | Edmonton         |
| Subdivision | Baturyn          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5X 4V7          |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | No Smoking Home, R.V. Storage |
| Parking   | Rear Drive Access             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 27        |

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