

## \$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	5
Zoning	Zone 27

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