

## **\$624,900 - 10206 173a Avenue, Edmonton**

MLS® #E4450009

**\$624,900**

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 \$624,900



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	2
Zoning	Zone 27

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Listing information last updated on July 30th, 2025 at 1:47am MDT