



9909 171 Avenue NW  
Edmonton, Alberta

MLS # A2289343



**\$204,900**

<b>Division:</b>	Baturyn		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Common, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	RSM h12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** None

Welcome to this BRIGHT AND INVITING 3-bedroom, 1.5-bath townhouse in the sought-after, FAMILY-FRIENDLY community of Baturyn. PERFECTLY LOCATED close to parks, schools, shopping, and transit, this home offers both COMFORT AND CONVENIENCE. Inside, a WELCOMING LAYOUT features A BRIGHT DINING AREA AND FUNCTIONAL KITCHEN to the left, a handy half bath to the right, and a SPACIOUS LIVING ROOM with access to YOUR PRIVATE DECK straight ahead, ideal for RELAXING OR ENTERTAINING. Upstairs, you'll find THREE GENEROUS BEDROOMS and a REFRESHED 4-PIECE BATHROOM, while the basement provides AMPLE STORAGE, laundry, and A VERSATILE FLEX SPACE for a home office, gym, or playroom. Whether you're looking to upsize, to downsize or you are A SAVVY INVESTOR, this property delivers EXCELLENT VALUE in a well-established neighbourhood.